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# DEPARTMENT OF CITY PLANNING

100 LARKIN STREET - SAN FRANCISCO, CALIFORNIA 94102

## AN INGLESIDE/OMI NEIGHBORHOOD CENTER FEASIBILITY PACKAGE

(a proposal)

DOCUMENTS

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Prepared by: Ms. Carrol Williams  
Browning 7/7/77

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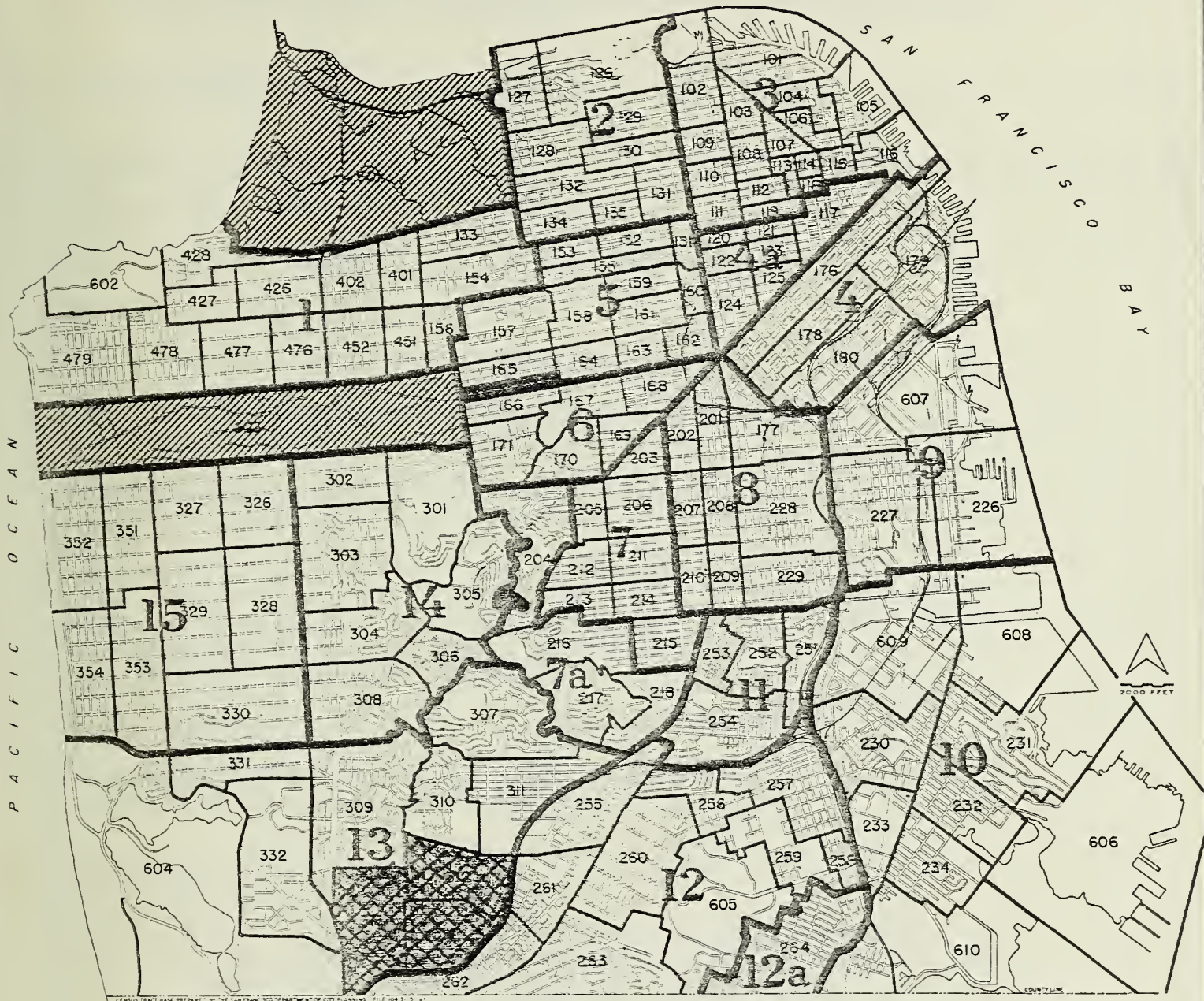
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THE INGLESIDE/OMI NEIGHBORHOOD CENTER FEASIBILITY PACKAGE  
PROPOSED AS OF 7/7/77



Prepared by: Carol Williams Browning

NEIGHBORHOOD LOCATION: Census Tracts 312, 313, 314

PROPOSED CENTER LOCATION: 144 Broad Street, San Francisco  
California  
Block 7107; Lots 17 & 17A

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SAN FRANCISCO DEPARTMENT OF CITY PLANNING, 100 Larkin Street,  
San Francisco, California 94102 (415) 558-5423





# THE INGLESIDE/OMI NEIGHBORHOOD CENTER FEASIBILITY PACKAGE

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July 7, 1977

OMI MULTI-PURPOSE NEIGHBORHOOD CENTER FEASIBILITY PACKAGE

BACKGROUND SUMMARY

In accordance with federal and local regulations and policies established in the Housing and Community Development Act of 1974, and in response to established need, a new program was initiated in San Francisco's 1975 Community Development Program and supported with additional funding in the 1976 and 1977 Community Development Program. This new program provided that approximately \$1.5 million dollars be set aside for providing additional Neighborhood Centers in high need neighborhoods.

A study was completed with funds from the 1975 Community Development Program, which reviewed needs, services and existing facilities in sixteen neighborhoods. The "Inventory of Existing Needs For Neighborhood Centers in San Francisco" recommended priority neighborhood groupings for program implementation. The neighborhoods identified as Priority A, were assessed by the Department of City Planning and the Mayor's Office of Community Development as the first priority for implementing the Additional Neighborhood Center Program.

The five "Priority A" neighborhoods identified as high need neighborhoods, in alphabetical order were Bernal Heights, Chinatown, OMI, North of Market, and South of Market.

On May 26, 1976 the Department of City Planning and the Mayor's Office of Community Development went before the Board of Supervisors joint Finance and Planning, Housing and Development Committees to request endorsement of the recommended priority grouping of neighborhoods.

The Joint Committees voted to table the matter until the Department of City Planning, the Mayor's Office of Community Development and the neighborhoods could demonstrate that Neighborhood Centers could be developed so as not to impose an additional or future financial responsibility upon the "City".

The Joint Committee indicated that each Service Provider desiring to locate in the Neighborhood Center should prove capacity for future funding in order to assure the cost of operating and maintaining the centers and would not fall on the city's ad valorem budget.

Following the Joint Committee meeting, the Mayor's Office of Community Development and the Department of City Planning requested the five Priority A neighborhoods to assist them in the planning



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and development of Neighborhood Center Feasibility Packages that reflect the individual neighborhood needs and are responsive to the concerns expressed by the Board of Supervisors.

Each neighborhood organized a Neighborhood Center Task Force or Coalition made up of residents, service providers, and consumers of services to assist the Office of Community Development and the Department of City Planning in developing feasible Neighborhood Center. (See Appendix A - Task Force Participants in OMI)

The OMI neighborhood, through its Task Force, assisted the Department of City Planning (DCP) and the Mayor's Office of Community Development (OCD) in the following:

NEIGHBORHOOD TASK FORCE  
INVOLVEMENT

1. Identifying service programs needed in the multi-purpose Neighborhood Center.
2. Identifying Service Providers to locate in a OMI Neighborhood Center that had the demonstrated ability to meet long-term, ongoing operation and maintenance cost of the facility. (See Appendix B - Service Providers Identified in OMI)
3. Identifying alternative sites for new construction or existing sites for rehabilitation of buildings to serve as a multi-purpose Neighborhood Center. (See Appendix C - OMI Potential Neighborhood Center Sites).
4. Develop a local Administrative and Management Structure to oversee operation and maintenance of the facility. (See Appendix D, - Memorandum from James E. Marshall, Model Cities Legal Counsel on the OMI Center & Appendix D - Alternative Administrative Structures)

The Department of City Planning distributed Service Provider Questionnaire/Surveys to all identified Service Providers and the information received was used to determine those providers with the capacity to locate in the proposed Neighborhood Center, meet their share of operation, maintenance and administration of the center, and were determined as a high need service by the neighborhood.

The Department of City Planning developed "Guidelines" for Selection of Service Providers and a Neighborhood Center Site, developed and presented alternative Administrative and Management Structures as models for the Task Force to consider. The Guidelines were as follows and were applied to all Service Providers and to the Proposed Site at 144 Board Street:

#### GUIDELINES FOR SERVICE PROVIDER SELECTION

1. The Service Providers should be willing to locate into a city owned building which will serve as a multi-purpose Neighborhood Center.
2. Priority should be given to Service Providers that are located in inadequate facilities or whose tenure is uncertain in those facilities thus limiting their





- present and/or future service level.
3. The future funding level and funding stability of Service Providers should be sufficient to meet administration, maintenance and operation cost of the proposed Neighborhood Center.
  4. The relocation of any Service Providers should not cause a reduction in the level of service now being provided in their present location.
  5. The move should provide better accessibility to service consumers in the neighborhood and to low and moderate income residents.
  6. The Service Provider should be compatible with other Service Providers proposed to relocate in the Neighborhood Center.

#### GUIDELINES FOR SITE SELECTION

1. Proposed site must be **available** for acquisition, construction or rehabilitation. Special consideration will be given to rehabilitation of existing structures.
2. Site must be within the neighborhood boundaries.
3. Site should be located near other supportive services and other neighborhood activity centers such as schools, parks, etc.
4. Site must be adequate to meet the space needs of participating Service Providers.
5. The Site must be on or near recreational open space.
6. Site must be within walking distance of public transportation.
7. Site location must be accessible to significant numbers of low and moderate income residents in the neighborhood.
8. The site should have a familiar, comfortable, positive feeling and image to a majority of the low and moderate income users in the neighborhood.
9. The proposed Neighborhood Center must be compatible with existing neighborhood land uses in the area, and the programs, activities and pedestrian and vehicular traffic must not exasperate and conflict with adjacent land uses.

#### JOINT VENTURE COORDINATION/INVESTIGATION

The DCP, OCD and the Task Force had to work within the realities of the high cost of acquisition, new construction and renovation. This prompted us to seek and determine where other funds or funding sources might be available and attainable; what other facility developments were taking place or being planned by other agencies, such as Park and Recreation, Community College District, San Francisco Libraries, Neighborhood Arts, San Francisco Unified School District, General Services Administration for possible joint venture development of Centers in any of the five Priority A neighborhoods. There was also a determination of potential Center properties vacated by the School District as well





as other existing vacant, undeveloped city properties which could be utilized for a Neighborhood Center development in any of the five Priority A neighborhoods.

It was initially determined that the following joint venture possibilities existed for the Ingleside/OMI neighborhood:

INGLESIDE-----Unified School District; Community College; other available "City" property in the neighborhood.

After several meetings with the various agencies identified as joint venture development possibilities, it was determined that these possibilities were not feasible and non-existent.

Specifically, the Community College District had no plans for facility construction in the OMI since City College was within neighborhood boundaries. The Community College is committed to utilizing space in the center, as the need arises in the future, for an adult instruction facility. (See letter of involvement from CCD..Appendix I).

The San Francisco Unified School District was contacted to determine if neighborhood schools could be utilized as Neighborhood Centers. The School District indicated that all OMI schools were being used for school purposes. Besides the non-availability of school buildings, the expense of rehabilitation of such large facilities and the on-going expense to this neighborhood (OMI) would exceed the neighborhoods ability to maintain. (See letter from Unified School District..Appendix II).

Available City property identified ("Brooks Property"), between Sargent and Shields Street was desirable to the neighborhood but would require extensive preparation, rerouting public transportation to make accessible to residents, and considerable time causing a loss in overall neighborhood services (e.g. Headstart). (See Task Force Site Committee Alternative Neighborhood Center Sites..Appendix III).



## HOW THE PROPOSED OMI/INGLESIDE NEIGHBORHOOD CENTER AT 144 BROAD STREET MEETS COMMUNITY NEEDS:

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1. The proposed Neighborhood Center (NC) provides adequate additional operational space not presently available to the low and moderate income residents of the Ingleside/OMI.
2. The NC will provide services not currently available to the low and moderate income residents on a significant level.
3. The NC site will keep needed services in the neighborhood that would otherwise be forced to relocate outside the area because of increasing rental cost, temporary space which requires costly renovation, and a lack of space that will fit the specific needs of programs.
4. The proposed site is approximately two blocks from the Oceanview Recreation Park and Center. This is a large Open Space facility within walking distance of the "Center".
5. The site is near public schools (Sheridan and Ortega Elementary Schools), and other supportive/referral services such as the E.O.C., Ingleside Presbyterian Church Senior Citizen Center, San Francisco State University and fourteen other community services/groups.
6. Transportation is excellent, making the proposed NC easily accessible to seniors, children, handicapped and residents of the entire OMI neighborhood. The following transportation is accessible:
  - (a) M Streetcar Line stops at Broad & Plymouth Streets
  - (b) 26 Valencial Line stops at Plymouth and Sagamore Streets.
  - (c) 36 Miraloma Line stops at Plymouth and Broad Streets.(See Public Transportation Accessibility Map..Appendix III).
7. The estimated cost of acquisition and rehabilitation of this twelve (12) year old building seems to be within appraised feasibility as far as can be determined by the Department of City Planning. It will take Real Estate to make final accurate appraisal, renovation and other appropriate cost determinants.
8. The Center was selected also because of its adherence to previously mentioned "Site Selection Guidelines" established by the Office of Community Development, the Department of City Planning and with the concerns of the Board of Supervisors in mind.
9. The on-going operation and maintenance expense estimates made by the Department of City Planning and the OMI NC Task Force have been determined to be within the financial ability of the occupying Service Providers. (See Operational Expenses Of Proposed Center..Appendix IV).





PROPOSED INGLESIDE/OMI NEIGHBORHOOD CENTER SITE INFORMATION FACTS:

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Neighborhood Location: Ingleside/OMI Neighborhood Planning District  
No. 13

Census Tracts: 312, 313, 314

Site Address: 144 Broad Street, San Francisco, California  
Block # 7107; Lot(s) 17 & 17A; Lot(s) Size - 17 is approx.  
50X125=6250 sq. ft. and 17A is approx. 20X125=2500 sq. ft....  
Total Size of Lots 17 & 17A = 8750; Building Size is approx.  
76.5X61 sq. ft.=4666 sq. ft.; Bldg Type is seven room framed;  
Bldg Age - 12 years built in 1965; Zoned R-2; Proposed Zoning R-H-2;  
Present capacity of meeting room is 50 persons.

Owner of Site: Salvation Army - Contact is Major Youngquist,  
1275 Harrison Street, San Francisco, California.

Previous Building Use: Salvation Army Chapel and Multipurpose  
Center. The site is presently vacant and is immediately available  
for sale. (See Environmental Review..Appendix V and Negative  
Declaration..Appendix V<sub>1</sub>).

Assessors Value: Land - Lot 17..... \$ 2,000.  
Lot 17A.... 3,750.

Bldg - Lot 17..... NONE  
Lot 17A.... 20,000.

Total Assessed Value of Site. \$25,750.

Appraised Value: It is necessary to obtain Board of Supervisors  
approval of this proposed Ingleside/OMI "Neighborhood Center  
Feasibility Package" so that Community Development Funds, pre-  
viously designated for the specific purpose of acquisition,  
construction or rehabilitation of Additional Neighborhood Centers,  
can be released to "Work Order" Real Estate to obtain a current,  
accurate appraisal of the proposed Neighborhood Center.

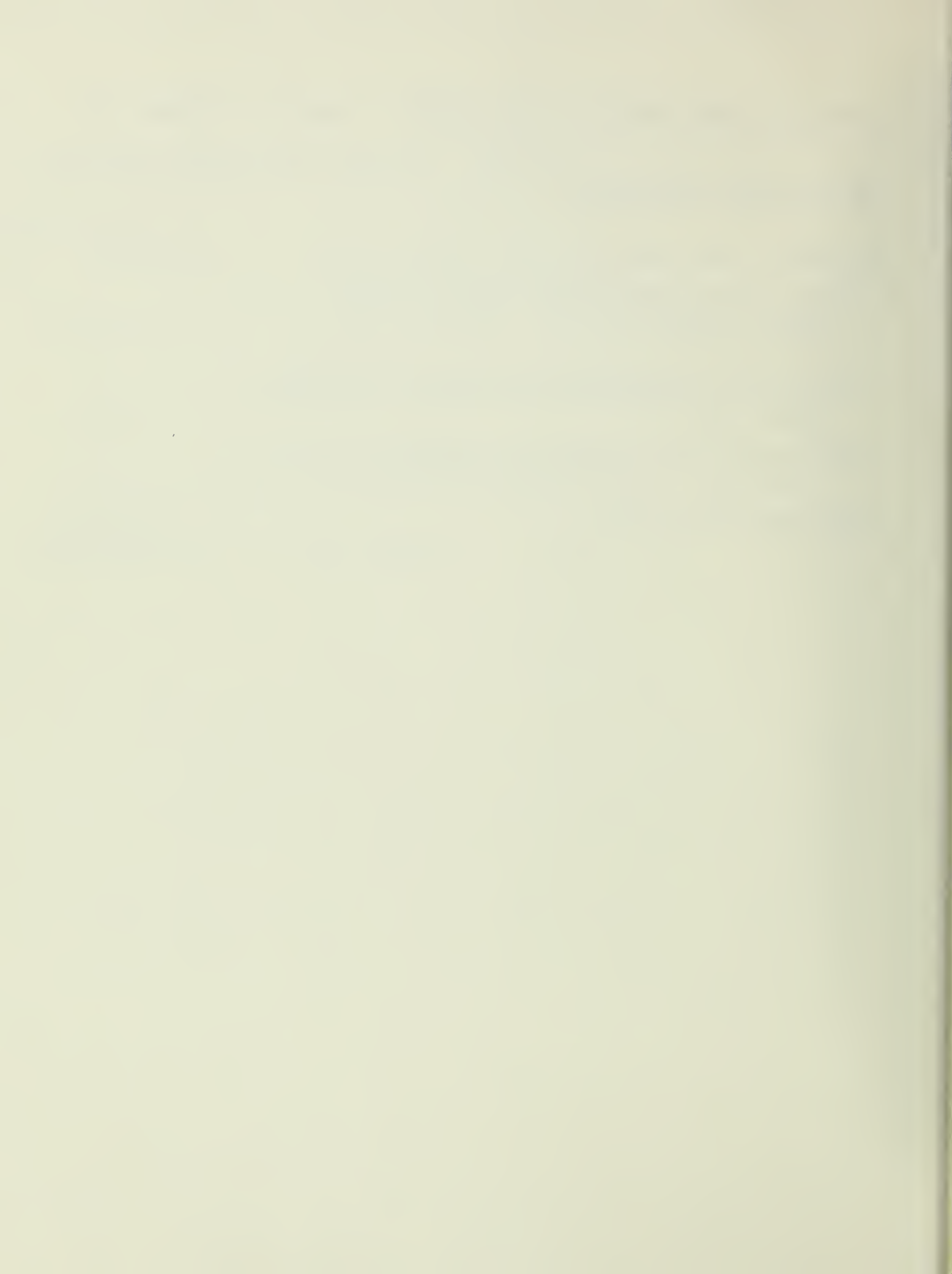
Description of Proposed Neighborhood Center Site Use and Rehabili-  
tation: (See Preliminary Plans drawn by the Community Design Center,  
Mr. Jeffery Feldman..Appendix VI). They were asked by the NC  
Task Force to prepare the preliminary drawing of potential rehab-  
ilitation and use, for the purpose of assisting is the determination  
of space feasibility and rehabilitation cost.



APPROXIMATE COST OF NEIGHBORHOOD CENTER: (Approx. \$ 220,084.20)

The estimates quoted are not fixed. Accurate cost must be obtained by Real Estate negotiation.

Building & Land Acquisition Cost (Asking Price)	\$ 135,000.
Building Rehabilitation (See Community Design Center "Ingleside/OMI NC - Cost Estimate".. Appendix VII)	51,542.10
Real Estate Fees (unofficial estimate by RE Dept - appraisal, negotiation, processing, title ins., deeds, etc.)	2,500.
Architecture Fees (unofficial estimate by Architec- ture Bureau - inspection and administration, etc.)	11,000.
Contingency Cost (10%)	20,042.10
Estimated Cost.....	<hr/> \$ 220,084.20



## STATUS AND FEASIBILITY OF SERVICE PROVIDERS PROPOSED TO LOCATE IN THE PROPOSED INGLESIDE/OMI NEIGHBORHOOD CENTER:

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The Service Providers were evaluated and selected by the NC Task Force, the Mayor's Office of Community Development and the Department of City Planning jointly and according to pre-established "Guidelines". Their ability to meet on-going cost of operation, maintenance and administration was evaluated by DCP, OCD and the Task Force, as was the.....compatibility and size of the "Center" and Service Providers to share space in the Neighborhood Center.

The following Service Providers have established a commitment to locate in the OMI Neighborhood Center as Primary Service Providers. They are defined as "Primary Service Providers" because they will occupy and operate daily services from the proposed Center. They will also bear the financial responsibility of the facility on an on-going, contractual basis.

The "Center" will also be available to community residents, groups and other Service Providers ("Secondary Service Providers") on a scheduled and/or financial agreement arrangement (Community College District). Several of the "Secondary Service Providers" will be supportative services to the community, such as the Department of Public Health Center #3, the San Francisco Department of Social Services, and will occupy the building on a "as needed" basis.

### PRIMARY SERVICE PROVIDERS :

#### HEADSTART:

Number of Clients Served: 35 - 40 pre-school children  
Type of Service(s): Pre-school education and supportative social services to families of Headstart clients/children.  
Days & Hours Open: Monday - Friday, 8:00 a.m. to 5:00 p.m.  
Space Needs: 1640 Sq. Ft. (Play area 1230 sq. ft.; Admin Office and storage 265 sq. ft; Lavatories for children 145 sq. ft.)  
Present Monthly Rent: \$1,000.  
Estimated Montly Rent at Proposed Site: @.21¢ per sq. ft. = \$609.63 - @.26¢ per Sq. ft.= \$754.78  
Funding Source(s) & Funding Future: HEW Office of Child Development (\$124,000 Yr .)  
The OMI Headstart Center was established one year and six months ago as a satellite branch of the Bayview Headstart Program. Funding future is good.  
Problem(s): The OMI Headstart Center will have to leave the neighborhood unless they are successful in finding stable, adequate facilities by August, 1977. Their present location at 1950 Ocean is too expensive for continued operation. It is also





difficult for them to find available space that fits their specific service needs.

There is a rising need for no cost/low cost child care services in the low and moderate income area of the OMI neighborhood. The OMI community cannot afford the lose of the valuable high priority service of childcare.

#### SOCIAL DEVELOPMENT CENTERS INC.:

Number of Clients Served: 15 - 20 Developmentally Disabled adults

Type of Service(s): Daily education and training, socialization, independent living and recreation. Also supportative services such as provided by the Health Center #3 and Department of Social Serives (two Secondary Service Providers) are important to the developmentally disabled adults in the SCD, Inc. Program.

Days & Hours Open: Monday - Friday, 9:00 a.m. to 5:00 p.m.  
Open two Saturdays per month for outings and meetings.

Space Needs: 500 Sq. Ft. (Classroom and wall storage lockers 355 sq. ft.; Admin Office 145 sq. ft.)

Present Monthly Rent: \$550. (Brooks Center)

Estimated Monthly Rent at Proposed Site: @.21¢ per sq. ft. = \$370.23 - @.26¢ per sq. ft.= \$458.38

Funding Source(s): Golden Gate Regional Centers and the Department of Social Services (\$33,000 Yr.) and Fees for services (\$8,000 Yr.)  
SDC, Inc. has been established since 1971. Funds are granted on a year to year basis.

According to statistics of the Department of Social Services the OMI has been identified as highly populated with adults within the catagories of SDC Inc. services.

#### SECONDARY SERVICE PROVIDERS

##### S.F. DEPARTMENT OF PUBLIC HEALTH CENTER #3:

Health Center #3 will provide health services on a "as needed basis" for such things as supportative services to Primary Service Providers, inoculation of children entering public school (School Health Requirements) and seniors (epidemic protection).

Space Needs: A waiting area and a room for health screening.  
Days & Hours: Space and time will be appropriately scheduled as needed or desired.

Ability to Pay Rent: N/A



S.F. DEPARTMENT OF SOCIAL SERVICES:

Department of Social Services will utilize the "Center" on a "as needed basis" as outlined for the S.F. Department of Public Health Center #3 above.

Space Needs: A small private interviewing room and a waiting area. Space and time will be scheduled so that services and referral can be made available to the OMI residents at the convenient location of the NC rather than having residents go to the Main Office on Mission Street if possible to avoid.

Ability to Pay Rent: N/A

S.F. BOYS CLUB INC.:

The Boys Club will utilize the OMI Neighborhood Center as a "pickup" point for neighborhood boys wishing to participate in the Boys Club activities throughout San Francisco.

Space Needs: A waiting area for boys to be picked up and dropped off.

Ability to Pay Rent: N/A

COMMUNITY COLLEGE CENTERS OF THE SAN FRANCISCO COMMUNITY COLLEGE DISTRICT:

The Community College District will lease space in the Neighborhood Center to provide adult education to/in the neighborhood once it has been determined what kind of instruction is most feasible in the "Center" during available time and in the space available.

(See "Letters of Commitment/Intent" from the Primary & Secondary Service Providers... Appendices VIII - Headstart; IX - Social Development Centers, Inc.; X - Department of Public Health #3; XI - Department of Social Services; XII - S.F. Boys Club; and I-Community College District:)





USE OF NEIGHBORHOOD CENTER SPACE (4666 Sq. Ft. Bldg.):

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Community Use Space/Jointly Used Space.....	*.2526	( $\frac{1}{2}$ = 1263)
Headstart exclusive use space.....	1640	+ 1263 =
	* 2903	
Social Development Centers, Inc exclusive use .....	500	+ 1263 =
	* 1763	
		<hr/>
Total	* 4666	

MONTHS COST FOR EACH SERVICE PROVIDER PER SQUARE FOOT SEE PAGES  
8 & 9 (Primary Service Provider Sec...."Estimated Monthly Rent".

ALSO SEE APPENDIX IV....."Operational Expenses of Proposed  
Center" .



INGLESIDE/OMI NEIGHBORHOOD CENTER ADMINISTRATIVE & MANAGEMENT STRUCTURE;

The OMI Neighborhood Center Task Force, in fulfilling its assistance role to the Department of City Planning and the Office of Community Development, selected Model No. 1 of the three "Alternative Administrative Structures" developed by the various NC Task Force. (See Appendix D).

The selected Administrative Structure was evaluated by legal counsel and an opinion as to the feasibility and the procedures for implementation was proposed. (See Appendix D<sub>1</sub>).

The Task Force, the Service Providers, Department of City Planning and the Office of Community Development agreed that a community based Non-Profit Corporation ("corporation") was desirable as the legal contracting agent with the "City" and the Service Providers. The "corporation" will provide the daily management services to the Neighborhood Center (NC); they will monitor and schedule community activities in the NC; they will also assure that the NC is functioning as originally developed.

The community corporation will operate from the proposed NC so as to provide the community "outreach" and building management from the convenience of the center.

The community corporation will provide their services on an "in-kind" basis, while the Service Providers will absorb the entire cost of the NC for the in-kind services of the "corporation".

The "corporation" will make every effort to find other funding sources and Secondary Services Providers, as the need arises, for the center. In the event a Service Provider is no longer financially able to remain in the center, the "corporation" will find an appropriate Service Provider capable of paying their share of operation and administration.

The Ingleside/OMI neighborhood is fortunate in having two community based non-profit corporations interested and committed in assuming contractual responsibility of the proposed Neighborhood Center. Both of these corporations will be reviewed by the Office of Community Development and the Department of City Planning for final selection. (See Appendix XIII... Letter From SNIG & Appendix XIV... Letter From OMI-CA).



INGLESIDE/OMI NEIGHBORHOOD CENTER TASK FORCE PARTICIPANTS FROM JUNE,  
1976 TO PRESENT

NAME	ADDRESS or PHONE #	ORGANIZATION
Mr. Robert Green, Chairperson	139 Broad St.	SNIG
Willie Bheeta	242 Lobos Street	Resident
Mildred Mason	122 Bright Street	Resident
Joann Hamilton & Edward Hamilton	261 Sadowa	Resident
Ms. Veronica Hunnicutt	201 Granada Ave	OMICA
Mr. Tom Smith	139 Broad Street	SNIG
George Fulmore	210 Jules St. #4	Resident
Mr. Roy Jackson	1941 Ocean Avenue	OMICA
Gary Hermes & Charlotte Maxwell	944 Market St, 604	SDC, Inc.
Herbert W. Robertson	315 Bright Street	Resident
Danas Thomas	15 Grafton Ave	Resident
Eleanor Siden	201 Granada Ave.	OMICA
McKinley Simon	267 Sadowa Ave	Resident
W.B. Collins	236 Sadowa St	Resident
Clifford E. Franklin	887 Fulton Street	Possible S.P.
Neil Dickman	1910 Ocean Ave	Thunderseed
Gary Eberling	870 Market St.	S.F. Soc. Ser.
Charles E. Coleman	277 Sadowa Ave	Resident
M. Dismuke	227 Orizaba St.	Resident
Albert Ventory	239-1843	Resident
Sandra Williams	587-7115	Resident
Mara Sikaters	2335 Ocean Ave.	Family Ctr.
Mr. Charles Anderson	1950 Page St	Boys Club, Inc.
Dr. G. Rossi & Amini Panni	1525 Silver Ave	Pub. Health #3
Mr. Thomas Washington	1950 Ocean Ave	Headstart
W. H. Reno	239-9682	Resident
Rev. J. C. Brown	584-9673	Pastor
Wilbert K. Battle	850 Bryant St	Police Officer
Lt. Victor Macia	2475 Greenwich St	Police Diversion
Mr. Robert Covington	221 Lewisburg	FIN
Mr. Ed. Freeman	333 Randolph St.	OMI Trucking

AND MANY OTHERS ON A PERIODIC BASIS.





SERVICE PROVIDERS OR POTENTIAL SERVICE PROVIDERS CONTACTED TO DETERMINE THEIR ABILITY, TO LOCATED IN THE INGLESIDE/OMI NEIGHBORHOOD CENTER

AGENCY NAME & ADDRESS

Oceanview Merced Ingleside  
Trucking Co. Inc.  
333 Randolph St.

Ingleside Terrace Homes Assoc.  
301 Urbano Drive

\*\* S.F. Department of Public  
Health #3  
1525 Silver Ave

Community Children's Theatre  
446 Randolph Street

Thunderseed  
1910 Ocean Ave

E.O.C.  
100 Broad Street

\* Social Development Ctrs, Inc.  
944 Market Street

Southwestern Neighborhood Improve  
ment Group (SNIG)  
139 Broad Street

\* Bayview Headstart-OMI Headstart  
1641 La Salle Ave  
1950 Ocean Ave

Ingleside Presbyterian Church  
Senior Citizen Center  
1345 Ocean Avenue

\*\* Community Mental Health District 5  
2145 19th Avenue

Farragut Children's Center  
625 Holloway Avenue

\*\* Department of Social Services  
P.O. Box 7988

Meals On Wheels  
2940 16th Street

\*\* S.F. Boys Club  
1950 Page Street

Live Oak School  
399 San Fernando Way

S.F. Police Department Diversion  
Program  
850 Bryant Street

Ingleside Mothers' Club  
201 Sargent Street

Coleman Childrens & Youth Services  
1855 Folsom Street

Career Information Systems  
4036 Everett Ave, Oak, Calif

OMI Family Center  
2335 Ocean Avenue

Together Youth In Progress (TYP)  
201 Granada Ave.

S.F. Bay Girl Scout Council  
58 Cypress Ln. Brisbane, Calif

Lutheran Church of Our Savior  
Senior Citizen Center  
1011 Garfield Ave.

Community College District  
33 Gough Street

Ingleside Cultural Arts Assoc.  
425 Vernon Ave

OMI-Community Association  
201 Granada Avenue

Junipero Serra Nursery  
1019 Shields Ave

OMI...Child Care Center  
306 Randolph Street

APPROXIMATELY 29 SERVICE PROVIDERS  
CONTACTED.

\* Primary Service Providers  
\*\* Secondary Service Providers



TO: OMI NEIGHBORHOOD CENTER TASK FORCE SITE COMMITTEE

FROM: CARROL WILLIAMS, NEIGHBORHOOD CENTERS COORDINATOR DATE: 11/9/76

OMI ALTERNATIVE NEIGHBORHOOD CENTER SITES:

1-25 Capitol Avenue (between Sagamore & Freeway)

Zoned: R-1/Block: 7148/Lot: 36/Size: Approx. 1 acre vacant land

Owner: State Property

239 Sadowa Avenue

Zoned: R-1/Proposed Zoning: R-H-1/Block: 7137/Lot: 68/Size 75x125= 9,375 sq. ft.

Owner: Capwell Corporation (5012 Mission St.)

Corner of Capitol & Farallones (vacant property)

Zoned: Proposed Zoning: /Block: 7104/Lot: 19C/Size 55x75= 4,125 sq. ft.

Owner:

168 Sagamore Street (between Plymouth & Capitol Streets)

Zoned: R-1/Proposed Zoning: R-H-1/Block: 7138/Lot: 18/Size 50x100 = 5,000

Owner: John L. Omalley (152 Sagamore Ave.)

\* 139 Broad Street

Zoned: R-2/Proposed Zoning: R-H-2/Block: 7113/Lot: 35/Size 40x125 = 5,000 sq. ft.

Owner: Wesley & Josephine Frazier (237 Thrift Street)

\* 145 Broad Street

Zoned: R-2/Proposed Zoning: R-H-2/Block: 7113/Lot: 34/Size 37.50x125 = 4,687.50

Owner: Wesley & Josephine Frazier (237 Thrift Street) sq. ft.

144 Broad Street (Salvation Army Bldg.) Built in 1965

Zoned: R-2/Proposed Zoning: R-H-2/Block: 7107/Lot(s): 17 & 17A/

Size: Lot # 17 is 50 X 125 and Lot # 17A is 20 X 125 = 8,750 sq. ft.

Bldg. Size: 90 X 40. There is a seven room framed building on Lot 17.

Has paved parking area & playground.

Owner: Salvation Army/Listed For Sale With: Shore Realty, Mike Hammer

731-5700/Asking Price: \$135,000

187 Farallones St.

Zoned: R-1/Proposed Zoning: R-H-1/Block: 7107/Lot: 30

Size: 25 X 125 = 3,125 / House is unoccupied and boarded up.

Owner: Cosmopolitan Baptist Church (199 Farallones St.)

185 Farallones St. or 181 Farallones St.

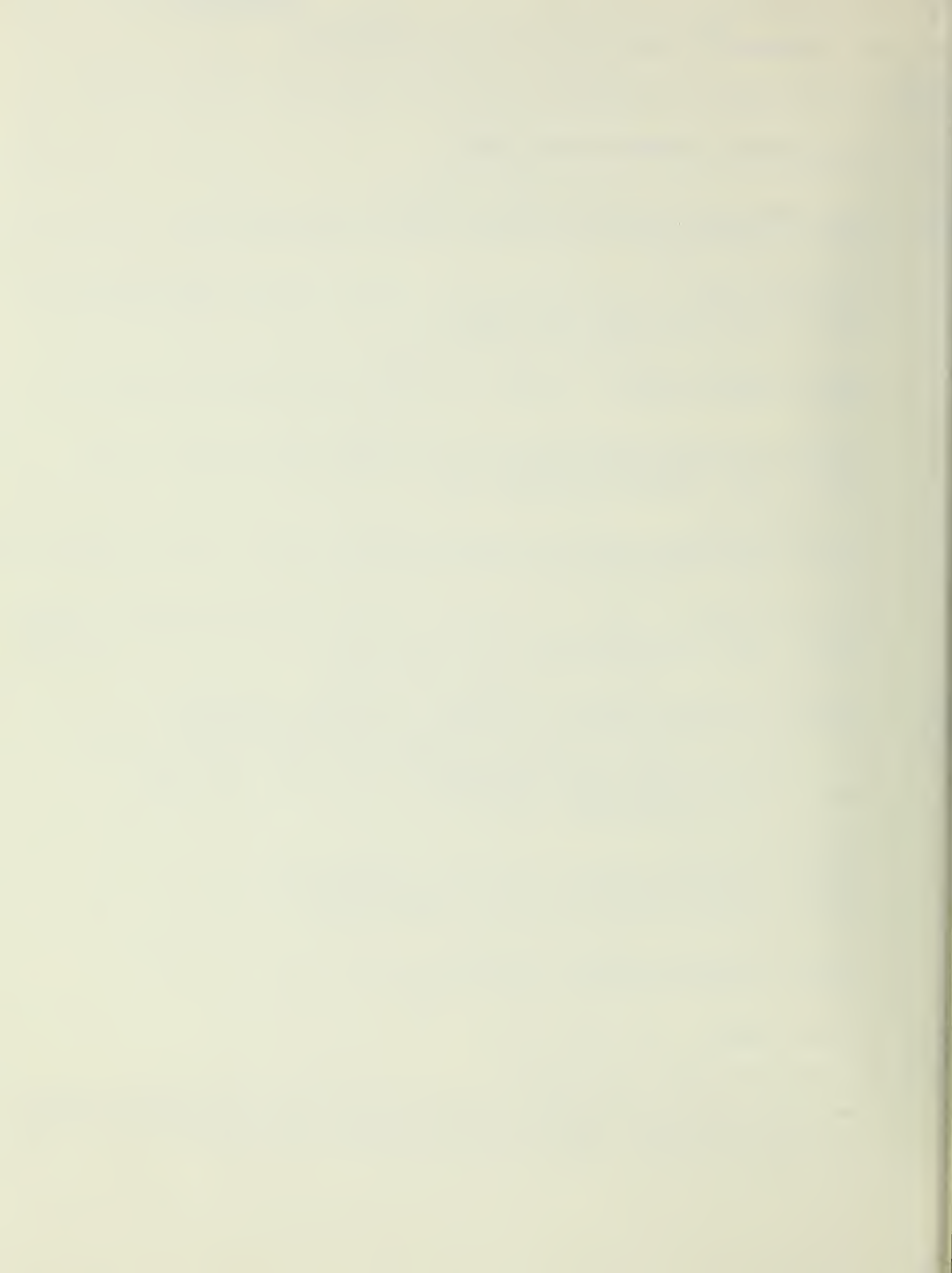
Zoned: R-1/Proposed Zoning: R-H-1/Block 7107/ Lot: 31

Size: 25 X 125 = 3,125 sq. ft. Vacant Property

Brooks Property - City owned property

\* properties are next to each other

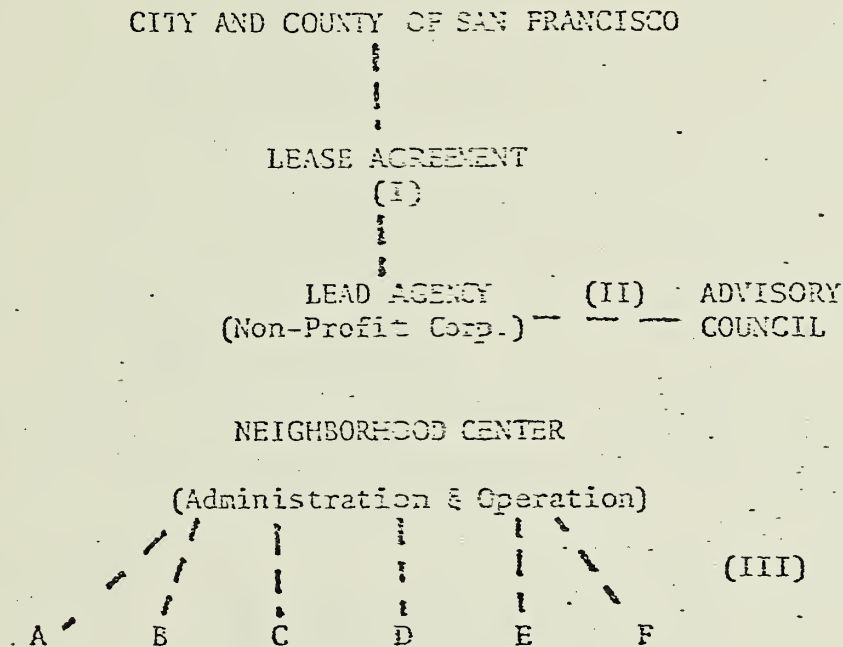
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The above listed sites were reviewed by the OMI Task Force for center site consideration. The Task Force selected three alternatives which are indicated as 1st choice, 2nd choice and 3rd choice.



COMMUNITY DEVELOPMENT NEIGHBORHOOD  
CENTERS PROJECT

THREE PROPOSED  
ALTERNATIVE ADMINISTRATIVE STRUCTURES

MODEL NO. 1 - LEAD AGENCY



A, B, C, D, E & F = Service Providers

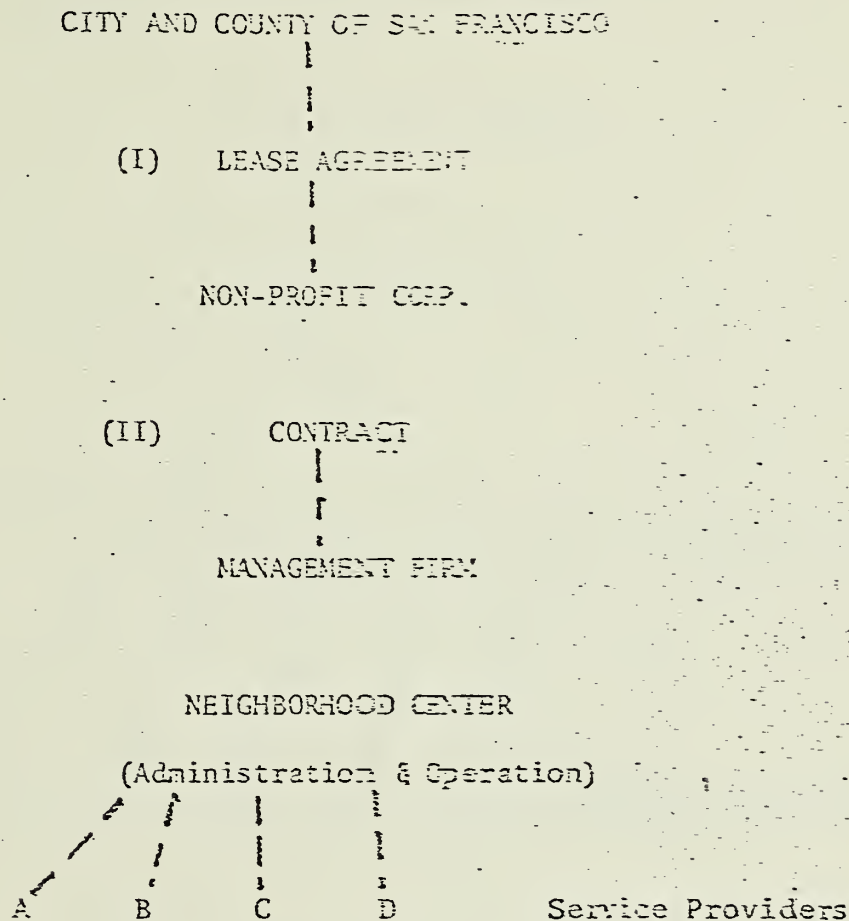
Relationship

- I Lease Agreement between City and County of San Francisco and the non-profit corporation (Lead Agency) transferring facility to the Agency per the lease at a nominal annual rent.
- II The Advisory Council's relationship with the Lead Agency should be spelled out in an agreement (Memorandum of Understanding) which dictates the rights, duties and responsibilities of each concerning the administration and operation of the facility (neighborhood center).
- III The relationship between the Lead Agency and the service providers should be spelled out in the form of a lease agreement, i.e., the service providers will be the sub-lessees and the Lead Agency, the sub-lessor. The sub-lessees are renting space at a stipulated rental, which rental income provides the necessary capital for the administration and operation of the Center.





Cont:

THREE PROPOSED  
ALTERNATIVE ADMINISTRATIVE STRUCTURESMODEL NO. 2 - MANAGEMENT FIRMRelationship

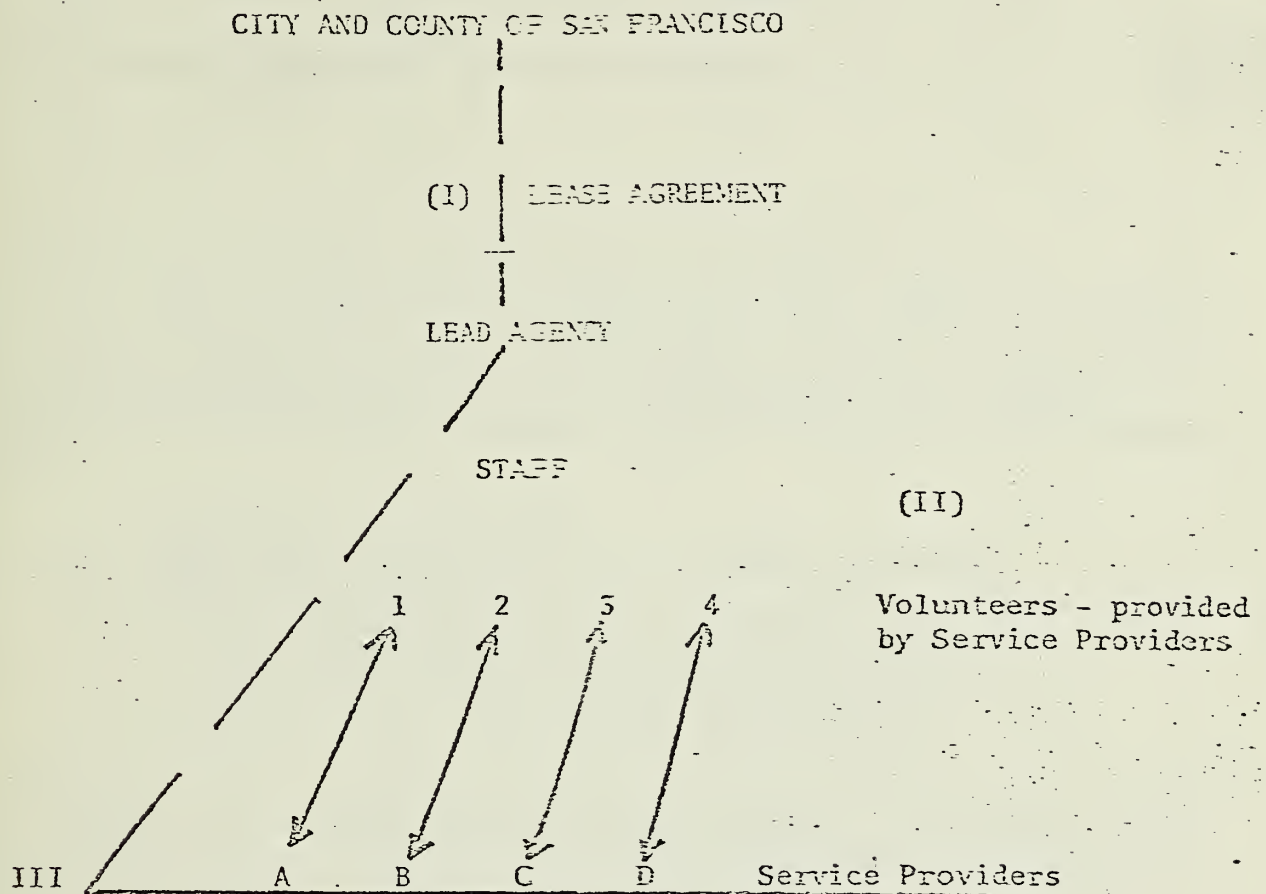
- I The lease agreement between City and County of San Francisco and the Corporation transfer control and right of occupancy of the center to the corporation, subject to the provisions of the lease, at a nominal annualized rental.
- II Upon acquiring the right of occupancy to the Center, the corporation then executes a contract with a private real estate management firm to operate and maintain the facility as well as lease out available space to service providers and oversee said subleases.
- III The relationship between the sub-lessees and the Corporation will be the same as in Model I, with the exception of the Management Firm intervening in regards to the negotiating and overseeing of subleases.



Cont:

THREE PROPOSED  
ALTERNATIVE ADMINISTRATIVE STRUCTURES

MODEL NO. 3


Relationship

- I Lease arrangement between City and County of San Francisco and Lead Agency, same as in Model No. 1 and 2.
- II Memorandum of Understanding between Lead Agency and Service Providers relating to the loaning of employees to serve in volunteer capacity.
- III Sublease Agreement between Lead Agency and Service Providers same as in Model No. 1 and 2.





M E M O R A N D U M

TO: Carol Williams, Department of City Planning  
FROM: James E. Marshall, Esq., Legal Counsel   
SUBJECT: Proposed Ingleside/OMI Neighborhood Center  
DATE: May 27, 1977

-----

Pursuant to your request emanating from our meeting last week, please be advised that I have reviewed the OMI Neighborhood Center feasibility package with a view towards potential City and County legal feasibility and am prepared to set forth my conclusions thereto. Specifically, my review centered around the following procedural areas inherent in the acquisition and subsequent possessory transfer of public buildings required to implement the OMI package. They are:

1. Departmental Jurisdiction
2. Renovation and/or Construction of Public Buildings
3. Legal Relationships:
  - A. City & County of San Francisco and Non-Profit Corporations
  - B. Non-Profit Corporations and Service Providers
  - C. City & County of San Francisco and Service Providers
4. Compulsory City & County Insurance Requirements

In this connection, please be advised that there are some legal complications involved in the proposed acquisition and subsequent transferral of the property in question to a non-profit corporation along the lines espoused in the feasibility package. However, these complications are inherent in the City system and should not be deemed obstacles.

Initially, steps should be taken to make sure that the appropriate legislation sets forth that the building will be acquired under the jurisdiction of the Office of the Mayor so as to obviate the necessity of pursuing jurisdictional transfer after the building is acquired, since all public buildings acquired by the City and not assigned to a particular agency or department comes under the general jurisdiction of the Chief Administrative Officer. It should be noted as a cautionary note that renovation of the proposed building will come under the myriad rules and regulations promulgated by the federal government made applicable to activities performed with assistance provided under the Housing & Urban Development Act of 1974. The most important of these regulations that would be out of the norm of regular City contracting procedures would be that of Section 3 of the Housing & Urban Development Act of 1968.

This provision requires affirmative steps to be taken to insure that residents of project areas are given maximum feasible opportunity to participate in the awarding of contracts and opportunities for employment. Thus, the mere passive advertising in the San Francisco Examiner or the Pacific Builder would not suffice to meet the mandates of this Section. Steps will have to be taken to insure that residents are apprised of the proposed contract and possible opportunities for jobs necessitating that more creative and innovative means of apprising residents be employed.



Carol Williams

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The mechanisms pursuant to which the proposed building, once acquired, will be transferred to the non-profit corporation and space subsequently allocated to primary and secondary service providers will dictate the relationship between the parties involved. It is my opinion that the more effective mechanism to transfer the building to the non-profit corporation would be the combination of a lease agreement and an operating agreement. The lease agreement would serve the purpose of physical transferral of the property while the operating agreement will establish the ground rules pursuant to which the activities conducted on the premises will be conducted. These two instruments operating together along with the resolution approving same would serve the purpose of transferring the property to the non-profit corporation and establish procedures and methods for the operating and maintenance of the building. The non-profit corporation in turn would enter into a sublease with the primary service providers and would execute as well an operating agreement setting forth again the conduct procedures and rules of operation concerning the allocation of space to the respective service providers.

In regards to the secondary service providers, it is my opinion that a memorandum of understanding or agreement would suffice since the majority of these providers are political subdivisions of the City & County of San Francisco, no lease agreement would be necessary; and the memorandum of understanding or letter of agreement can serve as a document setting forth the relationship between the non-profit corporation and the secondary service providers laying the ground rules for the conducting of activities on the premises.

In regards to the San Francisco Boys Club as discussed with you previously, it is my opinion that no legal documents will be necessary to allow the Boys Club to conduct its pick up services of neighborhood children at the OMI Center. However, it would provide more protection for the Center as well as the City & County of San Francisco if a letter of agreement was executed between the non-profit corporation and the Center's service providers setting forth the obligations of both parties and the operating procedures to be utilized by the Boys Club in picking up and discharging neighborhood children.

Finally, as to insurance requirements prescribed by the City & County of San Francisco relative to contracting with third parties, it should be noted that the City would require pursuant to the lease agreement with the non-profit corporation that the non-profit corporation procure a comprehensive general liability insurance policy in the amount of \$1,000,000 (maybe \$5,000,000 today) naming the City & County of San Francisco as the primary insured party. The procurement of this particular policy would be a condition precedent to the transferring of the building to a non-profit corporation. Thus, if the non-profit corporation is dependent upon the rentals emanating from the service providers/sublessees to it to defray the cost of the agreement, initial money may have to be procured first in order to effect a binder of the insurance. Also, the service providers other than those secondary service providers covered under the City's comprehensive policy as political subdivisions, must too procure comprehensive general liability in the amount currently required by the City, unless covered under a blanket policy procured by the non-profit corporation. If the non-profit corporation procures a blanket policy covering all the tenants in the building, this would obviate the necessity of the subtenants from procuring such a policy. However, this also would increase the cost of said policies to the non-profit corporation. Additionally, the non-





Carol Williams  
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May 27, 1977

profit corporation as Lessor would have to procure insurance in other areas such as Boiler/Machinery, fire, theft, and vandalism in the amounts dictated by the City.

Following are brief comments touching upon the aforementioned areas:

1. DEPARTMENTAL JURISDICTION

All public buildings within the jurisdiction of the City & County of San Francisco must come under the subjurisdiction of a particular City department or agency. In this connection, this analysis is viewed from the standpoint that the jurisdiction of the proposed building to be acquired with Community Development funds will rest within the jurisdiction of the Office of the Mayor in view of the supporting funds utilized in the acquisition of said building coming through that particular Office. In the alternative, if at this point, the building does not rest with any particular City department or agency jurisdiction, the building will automatically come under the jurisdiction of the Chief Administrative Officer. The authority for this particular statement may be found in Section 4.1-1 of the San Francisco Administrative Code which relates in part:

"Chief Administrative Officer shall have charge of all public buildings and grounds for City and County not otherwise under the jurisdiction and control of an officer, board or commission of said city and county, and shall have the power to prescribe rules and regulations for the administration and protection of any of said buildings and grounds."

In the event that the proposed building does fall within the jurisdiction of the Chief Administrative Officer pursuant to the aforementioned Section, it will be necessary to effectuate a transfer of the building to a department or agency more capable or more in tune with the proposed functions and use to which the building is contemplated. In my estimation that would either be the Office of Community Development or Model Cities, both therefore coming under the Office of the Mayor as a department.

To effectuate an interdepartmental transfer of real property, one would have to look to Section 23.9 of the Code for procedures to be utilized in such transfer. This Section provides that:

"Whenever any real property whether improved or unimproved belonging to the city and county is no longer used advantageously by the department under whose jurisdiction it is or when such property can be used more advantageously by a department other than the department under whose jurisdiction it is, the real property, including any improvements thereon, may be transferred to the jurisdiction of such department which can more advantageously use same..."

This authority necessitates that the following steps be taken to effectuate transfer of real property to another department:

- (1) The Director of the Office of Community Development in this case would have to file a request with the Mayor in writing for the transfer. Such request would contain a description of the property and a statement covering the specific purposes for which the





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property is to be utilized by the transferee department.

- (2) The Mayor then within thirty (30) days after receiving the request for transfer shall refer same to the Director of Property for a report as to the estimated value of the property, the character of the improvements thereon, and the opinion of the Director as to whether the property can be more advantageously utilized by the transferee department for the purposes set forth in the request.
- (3) The Director of Property shall then make his report to the Mayor within ten (10) days after receiving same.
- (4) After receipt of the request and the report from the Director of Property, the Board of Supervisors shall give consideration to same; and if the Board should determine that the property can be more advantageously utilized by the Office of Community Development, the Board shall by resolution order transfer of the property to the transferee department.

It should be noted that the concurrence of the Chief Administrative Officer would be required to effectuate the transfer.

It can, therefore, be readily seen that it must first be ascertained whether the jurisdiction over the proposed acquired building will rest in the Office of Community Development, vis-a-vis the Mayor's Office, or under the jurisdiction of the Chief Administrative Officer. It is clear that it would be more desirable to acquire the property initially for utilization by the Office of Community Development thereby obviating the necessity for going through the aforementioned steps to transfer the property. This could be effectuated by stating such in the resolution utilized to acquire said property.

## 2. RENOVATION AND/OR CONSTRUCTION

The proposed renovation of the acquired property has been calculated to cost approximately \$84,000.00, including the architectural fees as well as contingency costs covering roofing and other escalating costs. It should be noted that the work to be done on this property will be controlled by the regulations imposed upon the City & County of San Francisco as the recipient of Community Development funds as set forth in Appendix "O" of Federal Management Circular 74-7. Since the building will be acquired as public property, the work to be commenced on the building would be normally controlled by the provisions set forth in the San Francisco Administrative Code. The procurement standards set forth in Federal Management Circular 74-4, Appendix "O", would take precedence over those set forth in Section 6.1 of the Code. It is provided in Section 6.53 of the Code that:

"In all contracts for the construction of public work or improvement which involves the use of any funds furnished, given or loaned by the government of the United States, all laws, rules and regulations of the said government of the United States or of any of its departments, relative to the doing of such work and the conditions under which it is to be performed shall prevail over the conditions set forth in this article when the same are in conflict."



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Thus, other federal statutes and regulations will come into play which normally would not be applicable had not federal monies been used to support or assist in the renovation of the acquired property. Therefore, the following federal laws and statutes would be applicable to the work:

- (1) Title VI of the Civil Rights Act of 1964;
- (2) Title VIII of the Civil Rights Act of 1968;
- (3) Section 109 of the Housing and Urban Development Act of 1974;
- (4) Executive Order 11063;
- (5) Section 3 of the Housing and Urban Development Act of 1968;
- (6) Federal Labor Standards and regulations thereto which are set forth in 19 CFR Parts 3, 5, 5a and 5a.5; and
- (7) Architectural Barriers Act of 1968.

Of the aforementioned federal regulations, the one more likely to come into play as out of the ordinary for city construction would be Section 3 of the Housing and Urban Development Act of 1968, as amended, which requires that:

"To the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the projects be awarded to eligible business concerns which are located in, or owned in substantial part by persons residing in the area of the project."

The implementation of this particular Section requires a lot more than the normal passive advertising of invitation for bids which is ususally the method employed by the local government. This Section dictates and mandates that affirmative effort be made by the grant recipient to apprise the project area residents and resident small businesses of the available contract awards and opportunities for jobs.

### 3. LEGAL RELATIONSHIPS

The proposal sets forth instructions pursuant to which the multi-purpose Center will be operated. It envisions a non-profit corporation as a main occupant of the building charged with responsibilities of maintaining and operating the facility and with the exclusive right to parcel out space to pre-determined service providers. Thus, we have a relationship between the City and County of San Francisco and the non-profit corporation pursuant to which possession of the building will be transferred to the non-profit corporation and in turn a relationship between the non-profit corporation and the service providers pursuant to which the service providers will be allowed to occupy pre-determined space in the Center. And lastly, we have a possible relationship between the City and County of San Francisco and the service providers occupying space in the public building.

#### (A) Relationship of the CCSF and Non-Profit Corporation (Lessor-Lessee)

The relationship between CCSF and the non-profit corporation would be that of Lessor and Lessee. In order for the City to transfer the facility to the corporation for a limited period of time such transfer can best be affected pursuant to a lease agreement executed by the City in favor of the named Lessee. Since the Property herein in question does not constitute surplus property or excess property as set forth in Section 7.402 of the City Charter and Section 23.22 of





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the San Francisco Administrative Code, authority for the lease therefore may not be found therein but can only be had pursuant to an ordinance executed by the Board of Supervisors for the Center to be leased to a particular identified lessee.

The aforementioned sections talk in terms of leasing City property when such property is considered excess or surplus, which certainly is not the case here, and would require leasing of the property along mandated guidelines that would not ensure the letting of the property to the proposed non-profit corporation, i.e., the property would be let to the highest bidder, obviously a problem under the proposed scheme.

The relationship of Lessor and Lessee would be created initially pursuant to an Ordinance authorizing and approving a lease and operating agreement between the City and County of San Francisco (CCSF) to accomplish (a) the transfer of possession of the building to the non-profit corporation (lease) and (b) to establish operating procedures and ground rules (operating agreement). Thus, the two instruments necessary to place the non-profit corporation in possession and control of the facility would be a lease and an operating agreement thus creating a dual relationship of Lessor-Lessee and Contract Parties. However, since the agreement is subordinate to the lease, the primary relationship may be said to be that of Lessor-Lessee.

(B) Relationship - Non-Profit Corporations and Service Providers

The relationship between the non-profit corporation, which official designation would be Lessee of the property, and that of the various service providers would normally be dictated by a lease arrangement. Thus, as to the non-profit corporation and the service providers, the relationship would be that of sublessor (non-profit corporation) and sublessee (service providers). However, in view of the legal status of some of the service providers, a sublease may not be necessary, i.e., where the service provider is a political subdivision of the City & County of San Francisco. The feasibility package sets forth beginning on page 8 that the primary service providers for the center will be the YWCA OMI Head Start Center and Social Development Center, Inc., two non political subdivisions. As to these two the relationship between the non-profit corporation and the respective primary service providers would be that of sublessor and sublessee. A sublease agreement would be the legal document executed to bring about this relationship. It may be necessary to have these subleases approved in advance by the Office of Community Development. Additionally, an operating agreement should also be executed setting forth the obligations and responsibilities of the parties. As to certain secondary service providers, i.e., San Francisco Department of Public Health Center No. 3, the San Francisco Department of Social Services, and the Community College Center of the San Francisco Community College District, a lease arrangement would not be necessary since these fall within the category of political subdivisions of the City and County of San Francisco. Therefore, space may be allocated to these particular City and County departments by way of a memorandum of agreement which would set forth the ground rules pursuant to which the space will be allocated and utilized.





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As discussed with you previously in regards to the San Francisco Boys Club, Inc., as a secondary service provider, please be advised that it is my feeling that since the only contact with the center by the Boys Club would be to utilize the center as a pick up point for transporting neighborhood boys from the OMI area to the San Francisco Boys Club's various facilities, no lease or memorandum of agreement would be necessary. It might be advisable to have a letter of understanding between the non-profit corporation and the service providers setting forth the ground rules pursuant to which the boys will be picked up so as to have protection from liability incurred by virtue of the activities performed by the Boys Club.

(C) City & County of San Francisco Relationship with the Service Providers

Since the primary service providers are deemed to be sublessee, they are in direct privity of contract with the lessee non-profit corporation and as such no contractual relationship would extend to the City and County of San Francisco by virtue of the sublease. However, CCSF as Lessor would be in privity of estate with the sublessor and may enforce the provisions in the sublease against the sublessee in the extent sublessor fails to act. For example, rents emanating from the sublessee to the sublessor may be retrieved by the City & County of San Francisco as lessor in the event that the lessor fails to collect said rents or abandons its obligations in regards to the sublease. It should be understood that the activities of the sublessee while on the premises should be dictated along clearly defined guidelines, thus an operating agreement should be executed by and between the non-profit corporation and all non-City service providers. This agreement would be subordinate to the lease but important in its own stead in that it would set forth the obligations, responsibilities and ground rules pursuant to which the activities of the non-City service providers would be governed. The operating agreement would contain the necessary indemnification clause indemnifying the City as Lessor from liability accruing from the activities of the non-City service providers, as well as exacting protection that will be necessary for safeguarding the property of the City & County of San Francisco. It should be made unequivocally clear that the services provided by the primary service providers (as non-City service providers) are provided as an independent agent and not as agents of the City & County of San Francisco.

5. COMPULSORY CITY & COUNTY INSURANCE REQUIREMENTS

As you know, the City & County of San Francisco has a comprehensive liability policy covering its various departments and agencies. However, said policy is not without a deductible which in the past has been in the amount of \$1,000,000 and which may conceivably be increased in the near future to \$5,000,000. In contracting with non-governmental agencies pursuant to a third party contract or lease agreement, it has been the City's policy to require the contracting third party to procure a comprehensive general liability policy covering the amount of deductible set forth in the City's policy. Thus, under the current deductible portion of the City's policy, a third party contractor would have to procure a policy for \$1,000,000 coverage for comprehensive general liability insurance. From my experience with Model Cities Operating Agencies the premiums for



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such coverage has run between \$2,000 and \$4,000 per annum, and the cost thereof has normally been borne by the contracting party. Thus, in the case of the non-profit corporation it will normally be set forth in the lease agreement that lessee will agree to secure and maintain at its own expense throughout the term of the lease and any extension thereof an insurance policy or policies issued by an insurance company or companies for a single limit of \$1,000,000. This is the normal language employed in the lease agreements drafted by the Department of Real Estate and it is conceivable that such language will be set forth in the main lease here under consideration; however, the coverage may be higher.

For example, in a recent lease agreement between the City & County of San Francisco and the J. David Gladstone Foundation leasing space in the San Francisco General Hospital, the lessee was required to procure a comprehensive general liability insurance policy in the amount of \$5,000,000. Thus, the amount of insurance may conceivably be higher. Although the cost for procuring the policy by a non-profit corporation may be absorbed by the rentals received from the primary service providers, the exact cost of acquiring said policy by the non-profit corporation should be ascertained. So too, the primary service provider would be required to procure the identical liability coverage in the event that the policy procured by the non-profit corporation does not extend to them and cover their activities while on the premises. Should the service providers have their own individual insurance policies that meet the City requirements, the policies procured by the non-profit corporation could exclude covering the tenants of the premises and may result in a lower premium cost. In any event, the non-profit corporation and the service providers would have to produce evidence of requisite insurance coverage prior to the lease and operating agreements taking effect transferring the property to the non-profit corporation and/or subleasing space to the service providers. These policies would be procured naming the City & County of San Francisco as the primary insured party.





# Community College Centers of the San Francisco Community College District

APPENDIX I

Dr. Calvin Dellefield  
President

April 27, 1977

Ms. Carrol Williams  
Neighborhood Centers Coordinator  
Department of City Planning  
100 Larkin Street  
San Francisco, California 94102

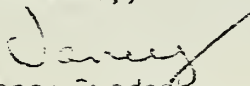
Dear Carrol:

Apropos of our conversation on April 25, regarding Community College classes in the Ingleside neighborhood, let me say, for the record, that the Centers can offer classes at City College according to community need and in cooperation with a neighborhood center.

We currently offer, through Mission Community College Center, a number of classes at City College, and we consider that a part of our neighborhood outreach program. I am sure that if and when you are able to establish a neighborhood center in the Ingleside district, we can work cooperatively to provide classes, within our budget limitations, of course.

Good luck on this project.

Sincerely,

  
Nancy Swadesin  
Administrative Director  
Instructional Services

NS/CF

(415) 239-3  
33 Gough Street, San Francisco, CA 94103

Mission Community College Center 936 Valencia Street (415) 648-1415  
San Francisco, CA 94110

Alemay Community College Center 750 Eddy Street (415) 335-8012  
San Francisco, CA 94109

Community College Skills Center 1311 Sutter Street (415) 441-1176  
San Francisco, CA 94109

Galileo Community College Center 1749 Bay Street (415) 922-6620  
San Francisco, CA 94103

John Adams Community College Center 1662 Hayes Street (415) 346-7044  
San Francisco, CA 94117

John O'Connell Community College Technical Center 21st & Harrison, San Francisco, CA 94110

Pacific Heights Community College Center 31 Gough Street (415) 239-3176  
San Francisco, CA 94103

District Governing Board — Robert E. Burton, President  
John Rorden, Vice President Ernest Ayala John Yehall Chin  
Reynold H. Corbin Peter M. Finnegan Doris M. Ward



San Francisco Unified School District      Facilities Planning & Construction  
801 Toland Street   San Francisco   California 94124   Telephone (415) 565-9407

January 31, 1977

Mr. Rai Okamoto, City Planner  
100 Larkin Street  
San Francisco, California   94102

Dear Mr. Okamoto:

I am responding to your inquiry regarding the availability of space in Public School Facilities in five listed San Francisco neighborhoods:

- ✓ (1) Oceanview - Merced - Ingleside
- (2) Chinatown
- (3) Bernal Heights
- (4) North of Market
- (5) South of Market

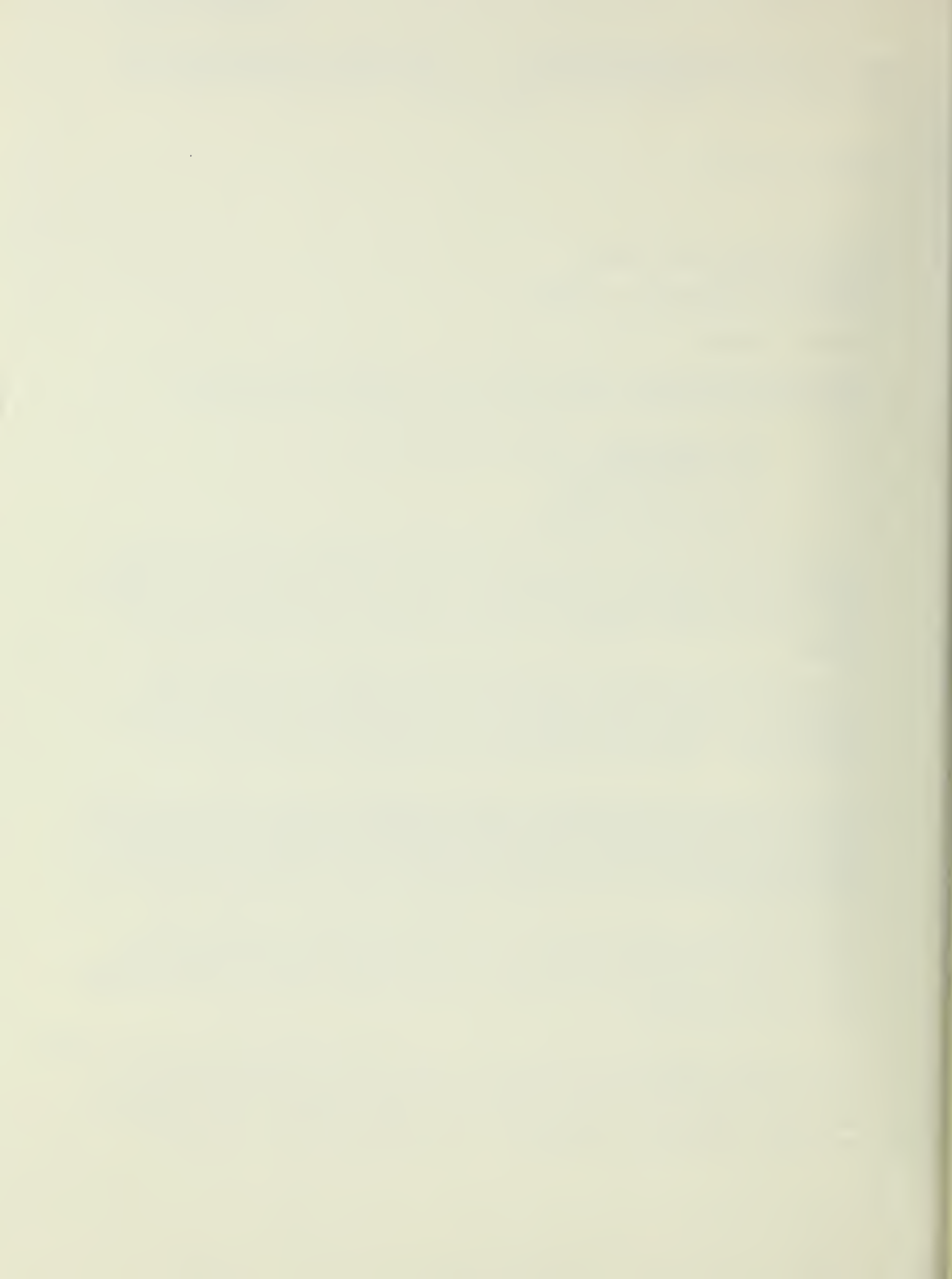
All School District facilities in each area are currently used for school programs. All facilities in Chinatown, Bernal Heights, and North of Market areas are being used to accommodate school programs. There is no available space in these public school facilities to house a day Community Service Program.

In the South of Market area, one School District facility is used for a warehouse and audio visual department office. This facility has total utilization; present plans are to continue its current use for the foreseeable future. Two other facilities are used for schools and are not available.

- ✓ Farragut School in the Oceanview - Merced - Ingleside area has one facility which is used for offices and Children's centers. Present plans are to continue using the Farragut School for offices and Children's Centers for the definite future. Two other facilities are used for schools and are not available.

School facilities usually exceed 12,000 sq. ft. and are expensive to rehabilitate for office purposes. The cost of the custodial maintenance and utilities at most School District facilities can exceed \$30,000 per year however, we shall keep you informed if space becomes available. You could then plan accordingly.

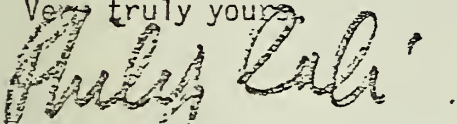
The State Education Code Law No. 16151.1 which became effective January 1, 1977 requires that a committee of seven to eleven citizens be appointed by the Board of Education and that this committee would be charged with review of all school needs prior to lease or sale of real property. This committee would then recommend to the Board its conclusion as to sale or lease.



Availability of space in Public Schools (cont'd)

If you have any questions or feel I can be of further service to you,  
please feel free to write me.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Philip Gaji". The signature is written in a cursive, somewhat stylized script.

Philip Gaji, Director  
Facilities Planning & Construction

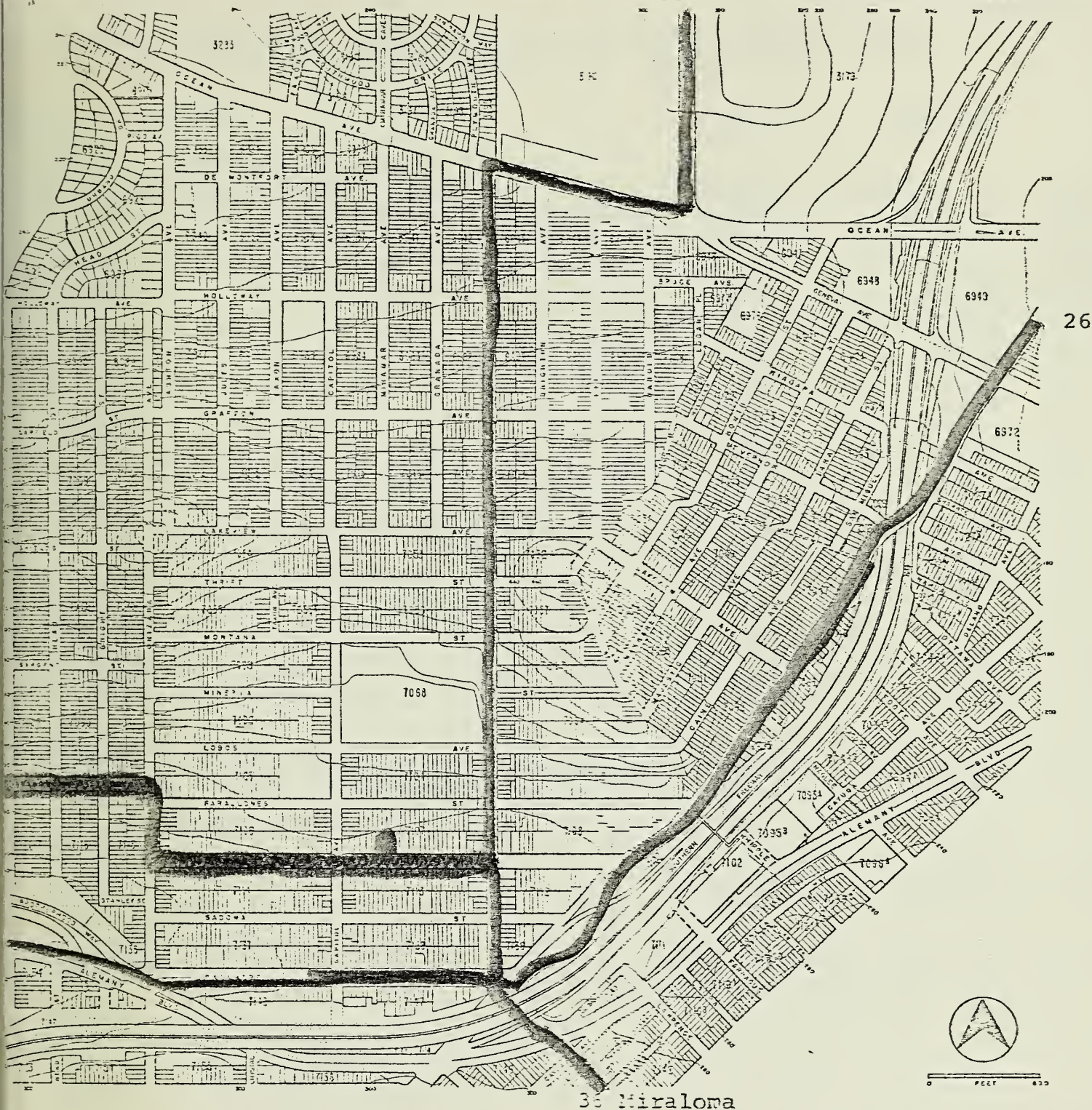
PC:AES:ga

cc: M. Reiterman  
✓C. Williams  
G. Williams  
L. Jacobson

File: City Planning











## COMMUNITY AREA LAND USE STUDY

## OCEAN VIEW

## COMMUNITY II - PLANNING AREA 5

## PUBLIC TRANSPORTATION ACCESSIBILITY

-  M Streetcar Line (Stops 1/2 block from Neighborhood Center)
-  26 Valencia Bus (Stops 2 short blocks from Neighborhood Center)
-  36 Miraloma Bus (Stops 1-1/2 block from Neighborhood Center)
-  144 Broad St (Proposed Center - Block # 7107)





LESIDE/OMI OPERATIONAL EXPENSES ON PROPOSED NEIGHBORHOOD CENTER  
 BROAD STREET, SAN FRANCISCO, CALIFORNIA : BASIC BUDGET

<u>EXPENSE CATEGORIES</u>	<u>YEARLY</u>	<u>MONTHLY</u>	
BUILDING MAINTENANCE RESERVE			
A. Repair/Replacement Reserve	\$ 2,000	\$ 166.67	
B. General Operation Reserve (3 mos. rent)	2,335.50	194.63	L
	2,948.01	245.67	H
UTILITIES (L=Low figure: H=High figure)			
A. Gas	626.	52.16	L
	754.	62.81	H
B. Electricity	458.	38.09	L
	525.	43.71	H
C. Garbage	288.	23.98	L
	513.	42.77	H
D. Water	530.	44.18	-
E. Telephone	404.	33.70	L
	434.	36.20	H
F. SUPPLIES			
A. Office Supplies + \$15. Typewriter Rental	360.	30.00	
B. Bldg. & Grounds Supplies	2,400.	200.00	
MISCELLANEOUS			
A. Mileage	60.	5.00	
B. Parking	36.	3.00	
C. Postage & Shipping	180.	15.00	
INSURANCE			
Comprehensive Liability, Boiler/Machinery,	2,000	166.67	L
Fire, Theft & Vandalism of Equip.	4,000	333.33	H
	\$ 11,677.50	973.13	Low
	14,740.01	1,228.33	High

ESTIMATED COST PER SQUARE FOOT IS: LOW 0.21 Cents Per Month Per Square Ft.  
 HIGH 0.26 Cents Per Month Per Square Ft.





DEPARTMENT OF CITY PLANNING  
NOTICE OF THE FINDING  
OF NO SIGNIFICANT EFFECT ON THE ENVIRONMENT

Pursuant to federal law, it has been determined that the project identified below has no significant effect on the environment.

EEF77.129: Ingleside Neighborhood Center; 144 Broad Street, Lots 17, 17A in Assessor's Block 7107; Public acquisition of building and development of neighborhood center, to provide community services for the benefit of residents of the Ocean View-Merced Heights-Ingleside districts.

The facts and reasons for this decision are as follows:

1. No new construction is involved.
2. Existing facilities would be renovated.
3. There would be no change in existing land use, population density or natural resources.
4. The project is not controversial and is consistent with the desires of the community.

An Environmental Review Record has been prepared for the subject project, which is available for examination and copying during normal office hours, from the date of this notice, at the Department of City Planning, 100 Larkin Street, San Francisco, CA.

No further environmental review of the subject project is proposed to be conducted, and the City of San Francisco intends to request the U. S. Department of Housing and Urban Development to release funds for the project.

Comments may be submitted to the Department of City Planning, 100 Larkin Street, San Francisco, CA 94102, until May 30, 1977.

Chief Executive Officer: George E. Moscone, Mayor, Room 200, City Hall, San Francisco, CA 94102.

Salina Bendix  
Environmental Review Officer

EEF77.129  
May 13, 1977-lt



DEPARTMENT OF CITY PLANNING  
NOTICE OF THE FINDING  
OF NO SIGNIFICANT EFFECT  
ON THE ENVIRONMENT

Pursuant to federal law, it has been determined that the project identified below has no significant effect on the environment.

EEF77-120: Ingleside Neighborhood Center, 144 Broad Street, Lp 17, 17A in Assessor's Block 100. Public acquisition of building and development of neighborhood center to provide community services to the benefit of residents of the Coast View-Mercado Heights-Ingleside districts.

The facts and reasons for this decision are as follows:

1. No new construction is involved.
2. Existing facilities will be renovated.
3. There would be no change in existing land use, population density or natural resources.
4. The project is not controversial and is consistent with the desires of the community.

An Environmental Review Record has been prepared for the subject project, which is available for examination and copying during normal office hours, from the date of this notice, at the Department of City Planning, 100 Larkin Street, San Francisco, CA.

No further environmental review of the subject project is planned to be conducted, and the City of San Francisco intends to request the U.S. Department of Housing and Urban Development to release funds for the project.

Comments may be submitted to the Department of City Planning, 100 Larkin Street, San Francisco, CA 94102, until May 30, 1977.

Chief Executive Officer: George R. Moscone, Mayor, Room 100, City Hall, San Francisco, CA 94102.

Environmental Review Officer: Sandra Sandix

EEF77-120  
May 13, 1977-11







## DEPARTMENT OF CITY PLANNING

100 LARKIN STREET - SAN FRANCISCO, CALIFORNIA 94102  
(415) 558-3056

## NEGATIVE DECLARATION

Date of Publication of

Preliminary Negative Declaration: 6 May 1977

Lead Agency: City and County of San Francisco. Department of City Planning,  
100 Larkin Street, San Francisco, CA 94102.

Agency Contact Person: Alec S. Bash (415) 558-3056

Project Title:

EEF77.129: Ingleside Neighborhood  
CenterProject Sponsor: Office of Community  
Development and  
Department of City Planning  
Project Contact Person:  
Alec S. Bash

Project Address: 144 Broad Street

Assessor's Block(s) and Lot(s): 7107/17, 17A

City and County: San Francisco

Project Description: Public acquisition of building and development of neighborhood  
center, to provide community services for the benefit of residents of the Ocean  
View-Merced Heights-Ingleside districts.

THIS PROJECT COULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15081 (Determining Significant Effect), 15082 (Mandatory Findings of Significance) and 15084 (Decision to Prepare an EIR), and the following reasons, as documented in the Initial Evaluation (Initial study) for the project, which is attached:

The proposal is the public acquisition of a vacant Salvation Army church and community facility for development as a neighborhood center to serve the OMI district. There would be child day-care and services for developmentally disabled adults. Community meeting rooms would be provided and health or other services as need develops.

Broad Street is a wide, flat street with commercial development at each intersection, and one- and two-family development, with occasional institutional uses, in the mid-block. The K-Ingleside line ends in this block. The block has a character which would not be adversely affected by the proposed use, nor is traffic anticipated as being a problem. Accordingly, the project could not have a significant effect on the environment.

Mitigation measures, if any, included in this project to avoid potentially significant effects: None.

cc: Carol Williams

Final Negative Declaration adopted and issued on 17 May 1977.

*Selma Bendix*  
Selma Bendix, Environmental Review Officer



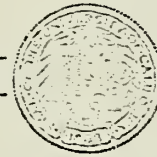


COMMUNITY DESIGN CENTER PRELIMINARY PLANS ARE TOO LARGE TO BE SHOWN AND TOO COSTLY TO REPRODUCE. INSTEAD, THE COMMUNITY DESIGN CENTER CONSULTANT, MR. JEFFERY FELDMAN WILL MAKE PRESENTATION OF PLANS TO COMMUNITY ON JULY 12, 1977.



## UNIVERSITY OF CALIFORNIA EXTENSION

BERKELEY • DAVIS • IRVINE • LOS ANGELES • RIVERSIDE • SAN DIEGO • SAN FRANCISCO



SANTA BARBARA • SANTA CRUZ

COMMUNITY DESIGN CENTER

 215 HAIGHT STREET  
 SAN FRANCISCO, CALIFORNIA 94102  
 (415) 863-3328

June 10, 1977.

INGLESIDE/OMI NEIGHBORHOOD CENTER - COST ESTIMATE

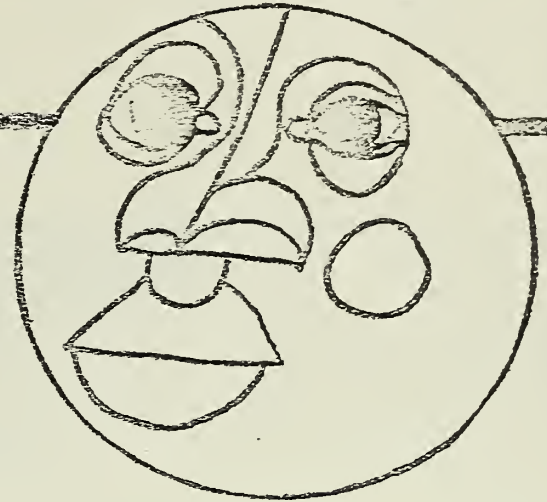
- Demolition & Removal	\$700.55
Doors, walls, etc.	
- Headstart & Social Development	24,318.15
Toilets, sinks, new partitions & ceilings	
New doors & openings	
Structure, electrical/ventilation	
Cabinetry, etc.	
- Public Restrooms/Hall	2,536.48
New light fixtures @ Hall	
Alter restrooms to accommodate handicapped	
- Canopy & Walk @ Rear Yard	4,281.02
Steel frame & roof deck 6'x40'	
w/skylights; exterior lights; and concrete walkway	
- Entry Ramp/Deck @ Side & Patio Area	4,163.42
Ramp, deck, brick paved patio, planting, drainage	
- Yard	4,854.20
Remove exist surface, grading, planting & ground cover, playstructure	
- Miscellaneous Maintenance	9,438.28
Paint interior/exterior	
Re-roof entire building	
- Engineering Fees	1,250.00
Structural/Mechanical	
TOTAL	\$51,542.10





# SAN FRANCISCO HEADSTART

APPENDIX VIII



April 19, 1977

Ms. Carrol Williams  
Neighborhood Centers Coordinator  
San Francisco City and County Planning Dept.  
100 Larkin Street  
San Francisco, CA 94102

Dear Ms. Williams:

About twelve months ago I had initiated a proposal for Head Start facilities in conjunction with the Mayor's Community Development monies to be allocated to Service Providers in San Francisco. Along with Ms. Carol Newkirk, Executive Director of the Young Women's Christian Association (YWCA), major DHEW Contractor for the San Francisco Head Start Program, our Director Dr. Joseph Samuels, and our Early Childhood Education Director, Diadra Bailey representing one of the sub-contracted districts by the YWCA, namely, Chapel Hill, Inc. Head Start, and myself, have met with City officials representing different offices of the Mayor in collaboration with your particular departmental unit.

Since then I have mobilized our ECE Directors in the relevant districts designated as your target areas for the development of a multi-purpose Neighborhood Center throughout San Francisco.

Since the YWCA Head Start has the advantage of a city-wide coordination as compared to other interested Service Providers in San Francisco, we felt confident that the City Planning Office would give priority to our program particularly since most of our Head Start parents and community representative program volunteers have been active in community-oriented causes throughout the City and most of our YWCA Board of Directors have likewise been active in the development of service-oriented projects designed to better the lives of citizens in San Francisco.

Relevant ECE Directors in your project target areas have been following up throughout your regularly scheduled Public Hearings and showed much interest particularly Thomas Washington, ECE Director for our Ingleside/OMI district and our old ECE Director for Central City Head Start Ahvrum Bettin for your North of Market high priority area.

Your letter indicating "you have made specific plans with our (Head Start) service in mind" gave us the assurance that you have rendered our program high priority in your city-wide Neighborhood Center Project.



Ms. Carrol Williams  
Page 2  
April 19, 1977

We, therefore, want to assure you that the San Francisco Head Start Program would definitely want to be considered as one of the City Service Providers in the following two proposed city-owned buildings:

- ✓ 1. Salvation Army Building - 144 Broad Street  
For our Ingleside/OMI Head Start
2. Downtown Bowl Building - 288-98 Eddy Street  
For our Central City Head Start

This is to assure you of continued cooperation from the YWCA San Francisco Head Start Central Office.

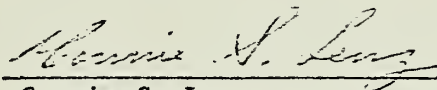
Very truly yours,



Carol Newkirk  
YWCA Executive Director



Dr. Joseph Samuels  
YWCA San Francisco Head Start  
Director



Connie S. Lenz  
YWCA San Francisco Head Start  
Social Services Coordinator

wb

cc: June Quan, YWCA Board of Director President  
ECE Directors  
Social Services Standing Committee - City-Wide  
Suzanne Bishop, PPC Chairperson  
PPC Chairpersons - District  
Central Office Coordinators

enc. 3





SOCIAL DEVELOPMENT CENTERS, INC.  
944 Market Street, Suite 604-605  
San Francisco, CA 94102

April 6, 1977.

Ms. Carrol Williams  
Neighborhood Centers Coordinator  
100 Larkin Street  
San Francisco, CA 94102

Dear Carrol:

Having participated with you and the task force since May, 1976, in the planning of a community center for the OMI/Ingleside neighborhood, it is with much excitement and great anticipation that we await the purchase and development of the facility on Broad Street.

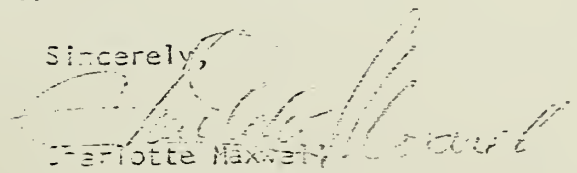
As we've indicated in the past correspondence, this area of San Francisco has the highest concentration of residential care homes for mentally retarded adults. While these individuals, because of their disability, are usually not vocal about their needs and often are not even obvious in the community, they comprise a large percentage of the population of the OMI and Ingleside neighborhoods. Our agency is most anxious to see that their needs for social development are met.

Currently there is just one program meeting these needs in this area... the Brooks Center, which serves approximately 20 individuals. There needs to be others and the facility on Broad Street is ideal for this purpose. It is convenient to public transportation and recreation facilities and within walking distance of most of the residential care homes. It is also convenient for students of San Francisco State University who might wish to intern there. And it needs minimal alteration to meet our needs.

Besides the obvious economical advantages to being housed in a city-owned building, we are looking forward to the center for two other very important reasons. There will not be the insecurity of short-term lease agreements and the participants will not be isolated from the mainstream of the community. We look forward to the many possible benefits of shared tenancy.

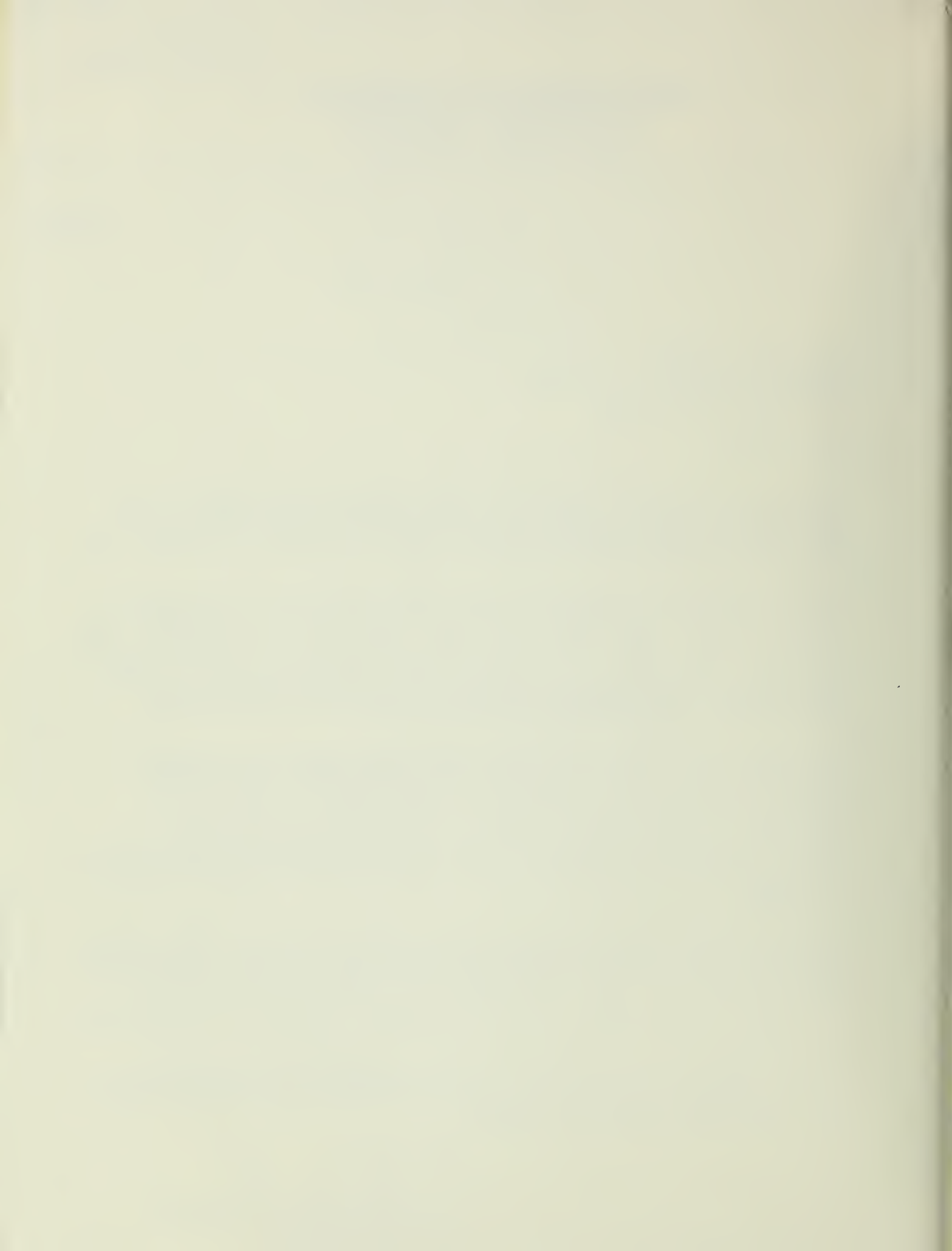
While much of the work is yet to be done, we would like to express our sincere appreciation to the many members of the OMI and Ingleside community for their strong commitment to the community center goal and to you for your outstanding planning and support.

Sincerely,

  
Charlotte Maxwell  
Executive Director

cc: Terry Ross, President, SDC, Inc.





## CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF PUBLIC HEALTH

DISTRICT 3 HEALTH CENTER

1525 SILVER AVENUE

SAN FRANCISCO, CALIF. 94134

CENTRAL OFFICE  
101 GROVE STREET  
SAN FRANCISCO, CALIFORNIA 94102

April 13, 1977

Mr. Rai Okamoto  
Director of City Planning  
100 Larkin Street  
San Francisco, California

Dear Mr. Okamoto:

This is to inform you of our commitment toward the planning and development of a Community Center for the Ingleside OMI neighborhood, as your office requested. Let me assure you we will cooperate in any way possible.

As you may know we were part of a group that visited the Salvation Army building on Broad Street, near Plymouth, in order to explore the possibilities for the conversion of the site into a Community Center. That group was composed of representatives of agencies likely to be a part of the Center. All were asked to express their needs to deliver the services they proposed to provide for the neighborhood; some on a full time basis, some only part time.

You may be aware of the fact that this agency provided well baby care and screening examinations on a once a week basis in this Salvation Army facility a few years ago. Gradually, because of lack of attendance, in spite of publicity in the community, this was reduced to once a month, and finally discontinued, because of the doctor seeing one, and sometimes two patients.

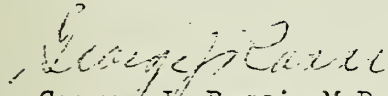
We will be happy to renew our effort, even to expand services within the scope of our program if we have sufficient evidence that they are needed and will be utilized. Further than this we can make no commitment.



Page 2

Please feel free to contact Miss Panni, our Health Educator, or myself whenever you wish to discuss this matter at greater length.

Sincerely,

  
George J. Rossi, M.D.  
District Health Officer

GR/w

cc: Ms. Carol Williams  
Neighborhood Center Coordinator





## CITY AND COUNTY OF SAN FRANCISCO

DEPARTMENT OF SOCIAL SERVICES

P. O. BOX 7933

SAN FRANCISCO, CALIFORNIA 94120

April 26, 1977

EDWIN S. SARSFIELD  
General Manager

415-553-6161

REFER TO:

Mr. Paul Okamoto, Director  
Department of City Planning  
City and County of San Francisco  
100 Larkin St.  
San Francisco, CA 94102

Dear Mr. Okamoto:

The San Francisco Department of Social Services continues its interest in and support of the proposed neighborhood service centers in the designated priority neighborhoods. The establishing of such a center in the Ingleside/OMI neighborhood is an excellent start.

According to our latest census tract information, the numbers of persons receiving either cash grant assistance or other program services from the Department of Social Services in the OMI area would certainly warrant utilization of DSS staff on an as needed basis. Specific time slots for DSS staff would have to be established on the basis of service needs, the volume of activity anticipated, the cost effectiveness of service delivered and the availability of service staff.

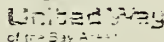
The Department is committed to making its services as available and accessible to those in need as its resources will allow.

Sincerely,

Edwin S. Sarsfield  
General Manager  
Department of Social Services

cc: Carol Williams, Neighborhood Center Coordinator, Dept. of City Planning  
Miraya Kokebe, Assistant General Manager, DSS  
John Keller, Community Services Coordinator, DSS  
Gary Eberling, Community Services Representative, DSS







RECEIVED  
Neighborhood Center  
MAY 12 1977  
CITY & COUNTY OF S.F.  
DEPT. OF CITY PLANNING  
139 Broad Street  
San Francisco, California  
May 10, 1977

Mr. Rai Y. Okamoto  
Department of City Planning  
100 Larkin Street  
San Francisco, California 94102

Dear Mr. Okamoto:

We are a non-profit community organization, operating in the immediate area of low income families and welfare recipients together with the people and merchants of this community. We are trying to continue to improve the health, welfare and quality of our community.

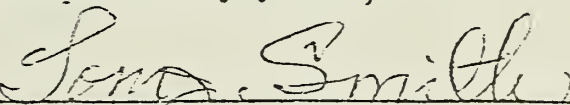
Knowing the needs that must be met to accomplish good moral character and dignity, we saw a need for a community to provide services in our area. Such facilities will provide services in our immediate area, featuring easy accessibility for the aged, youth, and those other families in the community,

Therefore, we are making known our intent to continue our volunteer work here by applying to you, Mr. Okamoto, requesting that we will become the administrative staff for the community center located at 144 Broad Street, San Francisco.

Our qualifications are justified by the fact that we have been operating with great success for over two years, with hard work, long hours, plus financial assistance from our membership, and good leadership from our officers. We are responsible for many improvements in our area, such as recreation, programs for the aged with other community groups. Beautification programs, ongoing programs for youth and for young adults. Assisting through city agencies, and other sources for jobs and outings for them. These are just a few areas where our volunteers are participating. Therefore, we feel that we are deserving of the opportunity to be the administrative staff to operate the center.

Thanking you in advance for your time, and hoping that you will give this request your earliest attention, and appoint us as administrative staff for the community center.

Respectfully yours,

  
Tom J. Smith, President of S N I G





# SOUTHWESTERN NEIGHBORHOOD IMPROVEMENT GROUP

A Non-Profit Organization

281 SADOWA STREET • SAN FRANCISCO, CALIFORNIA 94112

586-5186

 74

June 29/77

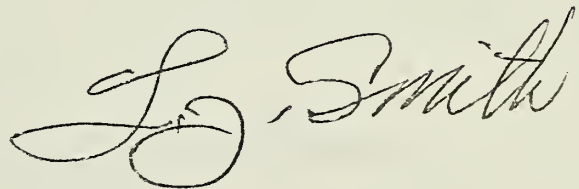
Ms. Williams  
Department of City Planning  
San Francisco California  
100 Larkins Street

Ms. Williams this the list of elected Officars for the year of  
1977.

Thomas J. Smith	Chairman
Hazel Guidry	Vice-Chairman
Susie Lucas	Recording Secetary
J.C. Brown	Treasure
Lillian Smith	Finical Secetary
McKinley Simon	Sargent At Arms
Robert Green	Parliamentarian
Will Reno	Buisness Manager

Members appointed to the Board are as following.

O.B. Blanton  
Clifford Franklin  
Barba Tate







OCEAN VIEW •

MERCED •

INGLESIDE

**COMMUNITY ASSOCIATION**

201 GRANADA AVENUE • SAN FRANCISCO, CA 94112 • (415) 534-8183

May 9, 1977

Ms. Carrol Williams  
Neighborhood Centers Coordinator  
100 Larkin Street  
San Francisco, CA 94102

Dear Ms. Williams:

Having participated with you and the task force since June, 1976 in the planing of a community center for the OMI/Ingleside neighborhood, it is with much excitement and great anticipation that we await the purchase and development of the facility on Broad Street.

While much of the work is yet to be done, we would like to express our sincere appreciation to the many members of the OMI and the other community for their strong commitment to the community center goal and to you for your devoted and outstanding planing and support.

We are pleased to inform you that the OMI Community Association is proposing its intention to become the lead agency at the said community center.

Please be assured, we will make every effort to provide the Community Center with the best administrative and management structure possible, on a continuous basis, and always be available to respond to needs and questions that may be brought to our attention.

We will present to you our formal proposal as soon as the board of directors complete its finals.

Sincerely,

*Roy D. Jackson*  
Roy D. Jackson  
President







OCEAN VIEW •

MERCED •

INGLESIDE

## COMMUNITY ASSOCIATION

201 GRANADA AVENUE • SAN FRANCISCO, CA 94112 • (415) 584-8188

June 25, 1977

Ms. Carrol William Browning II  
Department of City Planing  
100 Larkin Street  
San Francisco, California

Dear Ms. Browning:

Thank you for the time and courtesies extended me during our recent telephone conversation and for this opportunity to present this letter to you.

As per our conversation, this letter is in confirmation of our letter of May 9, 1977, OMI-CA expression its committment to oversee the operation, management and contractual responsibility of the Ingleside/OMI neighborhood Center.

From 1966 to the present, OMI-CA have enjoyed a steady growth in community services, commitments and responsibility, we would like to acquaint you with some of the various services we have provided.

1976 summer food and nutrition service, CBA for youth summer jobs, 1975 residential care home trainee program, evaluation for operator, tutorial program Junior-Senior High.

OMI-CA, in response to the Merced Heights- Ocean View neighborhood hearing the Human Rights Commission called the leaders of the community together and considered a pilot program to create a model integrated community in the Ocean View-Merced Heights Ingleside area, OMI-CA was given an opportunity to improve a good neighborhood, to work on school inprovement, neighborhood beautification, a community information center, youth programs. and racially stabilize the neighborhood.

Please see enclosed the names of persons now serveing on the board of director.

Yours truly,

*[Signature]*  
I. T. Bookman, Vice President





OCEAN VIEW •

MERCED •

INGLESIDE

## COMMUNITY ASSOCIATION

201 GRANADA AVENUE • SAN FRANCISCO, CA 94112 • (415) 584-8188

MR. ROY D. JACKSON  
2235 Ocean Avenue  
San Francisco, Ca.  
Office 584-8188

ROY D. JACKSON REALITY

I. T. BOOKMAN  
141 Thrift Street  
San Francisco, Ca.  
Resi. 585-6914  
Office 863-0415

AREA MANAGER SERVICE DISTRIBUTORS, INC.

MR. RICHARD TOOKER  
22 Lee Avenue  
San Francisco, Ca.

Ms. VERONICA HUNNICUTT  
55 Minerva Street  
San Francisco, Ca.  
239-1206, 239-3136

TEACHER S.F. STATE UNIVERSITY

MR. HENRY JEFFERSON  
27 Williar Avenue  
San Francisco, Cal.

H. 334-7986 o. 863-8015 HOUSING SPECIALITY, S.F. HOUSING AUTHIRITY

MR. JOE SALINAS  
11 Corona Street  
San Francisco, Ca.

h. 334-6216 - w. 745-4452 PACIFIC TELEPHONE CO.

MR. BENJAMIN JAMES  
870 Market Street  
San Francisco, Ca.

#752

ATTORNEY





# DEPARTMENT OF CITY PLANNING

100 LARKIN STREET - SAN FRANCISCO, CALIFORNIA 94102

\* HEARING.....HEARING.....HEARING.....HEARING.....

Since 1975 the City's Community Development Program has set funds aside for the development of Neighborhood Centers in high priority neighborhoods. OMI/Ingleside residents and community groups have assisted the Mayor's Office of Community Development and the Department of City Planning develop a "Neighborhood Center Feasibility Package" which they consider to be ready for submission to the Board of Supervisors.

THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF CITY PLANNING INVITE YOU TO ATTEND A HEARING TO REVIEW THE NEIGHBORHOOD CENTER PROPOSAL PRIOR TO SUBMISSION TO THE BOARD OF SUPERVISORS.

ATTEND THE HEARING AND TELL YOUR NEIGHBORS TO ATTEND ALSO. THE "CITY" WANTS TO KNOW IF THE PROPOSAL MEETS YOUR SATISFACTION.

THE HEARING WILL BE HELD AT 144 BROAD STREET (the location of the proposed Neighborhood Center site), ON JULY 12, 1977 at 7:30 P.M. For further information call Ms. Carrol Browning at 558-5423.

\* A HEARING SPONSORED BY THE MAYOR'S OFFICE OF COMMUNITY DEVELOPMENT AND THE DEPARTMENT OF CITY PLANNING.







